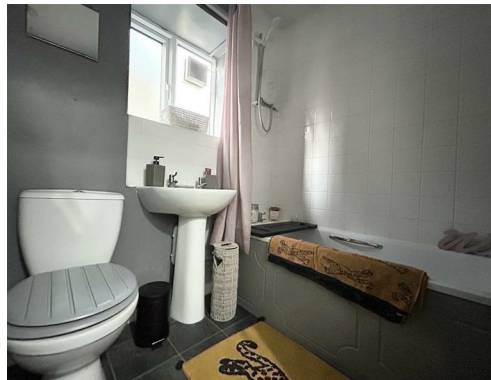


218 Wakefield Road,
Kitchenroyd HD8 8SZ

OFFERS AROUND
£145,000



THIS SPACIOUS TWO BEDROOM MID TERRACE PROPERTY BOASTS AN IMPRESSIVE
REAR GARDEN AND LOVELY ROOFTOP VIEWS WITH ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE

You enter the property through a uPVC door into an entrance area where there is space to remove and store coats and shoes. The room opens up into the lounge and a door provides access to the staircase.

LOUNGE 12'11" apx x 13'11" apx

This superb lounge is well presented and has an attractive feature fireplace with brick and timber surround which creates a lovely focal point to the room and offers space for a freestanding electric fire. There are alcoves either side of the chimney breast, a front facing window which lets natural light flood in and attractive pale wood effect laminate flooring. A door leads to the dining kitchen.



DINING KITCHEN 15'5" apx x 6'10" apx

Positioned to the rear of the property this well proportioned dining kitchen providing space for a table and chairs alongside sage green and white wall and base units, roll top work surfaces, covered tiled splash backs and a stainless steel sink and drainer. There is space for a freestanding oven, washing machine and fridge freezer. There are two windows which look out to the rear garden, an external rear door and the property's central heating boiler is tucked away to one corner. The room is completed with wood effect vinyl flooring and doors which lead to a useful understairs cupboard and the lounge.



FIRST FLOOR LANDING

Stairs ascend from the entrance area to the first floor landing where there are doors leading to the two bedrooms and bathroom.

BEDROOM ONE 15'5" max x 10'11" apx

This spacious double bedroom offers an abundance of room for free standing furniture and enjoys a lovely view from the window over the street to the neighbouring fields and woodland. The room is decorated in neutral tones and has pretty wood effect laminate flooring. A door leads to the landing.



BEDROOM TWO 10'2" apx x 8'9" apx

This second double bedroom sits to the rear of the property with a window overlooking the garden. The room is finished with the same laminate flooring as bedroom one and has a door leading to the landing. A ceiling hatch provides access to the loft space.



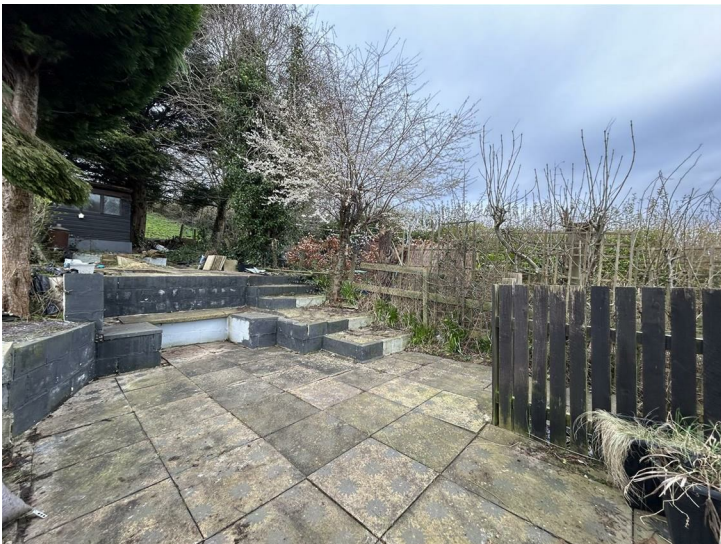
BATHROOM 6'9" apx x 6'2" apx

Comprising of a three piece white suite including bath with electric shower over, pedestal hand was basin and low level W.C this room is partially tiled and also has an obscure glazed rear facing window, vinyl flooring and door which leads to the landing.



REAR GARDEN

To the rear of the property is an extensive tiered garden. Steps lead up from the kitchen to a raised deck, and beyond are steps leading to a patio with secure fencing and a built in seating area and brick BBQ, then further steps lead to a second patio and shed. The garden adjoins a field.



AGENTS NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

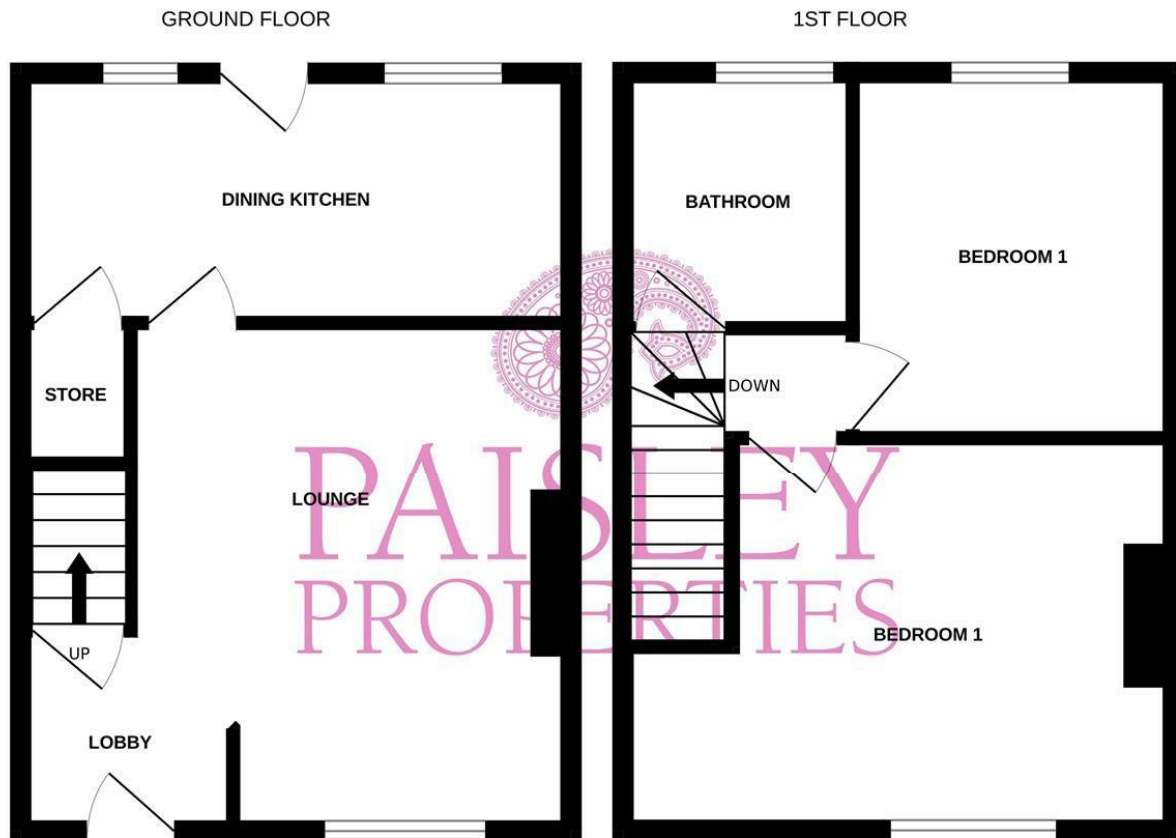
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

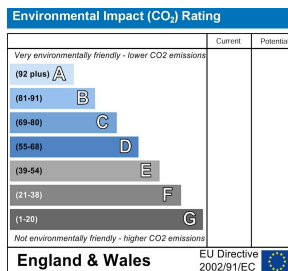
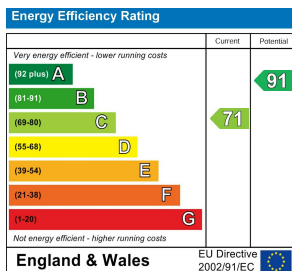
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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