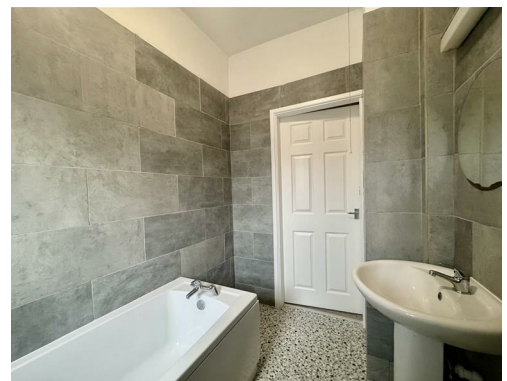


12 Warwick Street,
Wakefield WF1 5BJ

OFFERS AROUND
£125,000



****NO ONWARD CHAIN**** A SUPERBLY PRESENTED AND MODERNISED MID THROUGH TERRACE AFFORDING SPACIOUS AND EXTENDED TWO DOUBLE BEDROOM ACCOMMODATION INCLUDING TWO RECEPTION ROOMS AND CONTEMPORARY FITTINGS AND DECOR THROUGHOUT BEING SITUATED CLOSE TO SHOPS, AMENITIES AND TRAIN STATION.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING TBC

PAISLEY
PROPERTIES

SUMMARY

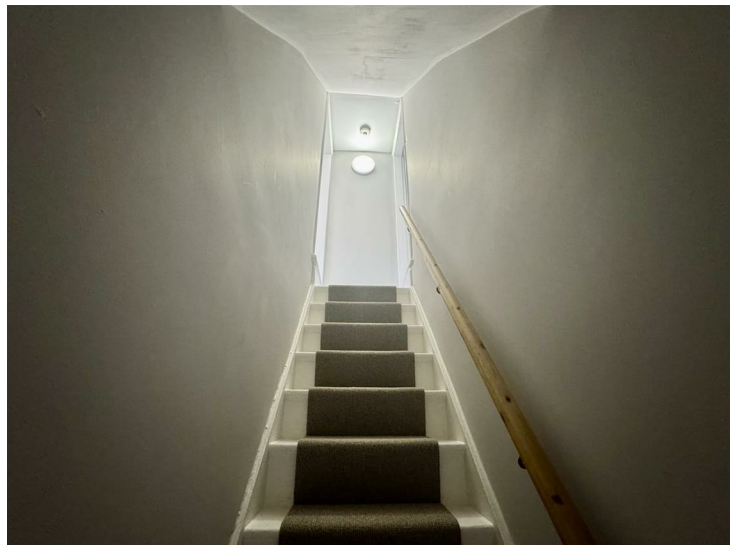
Located on a residential side street is this superbly presented mid through terrace which affords deceptively spacious and extended two bedroom accommodation which boasts a stylish and contemporary theme throughout. Being of possible interest to a wide variety of buyers including the first time buyer, down-sizer or indeed landlord investor the well planned interior briefly comprises entrance to a welcoming and generous living room with living flame gas fire, further dining room with useful understairs store and spacious extended breakfast kitchen with modern units and door to rear. To the first floor are two good sized double bedrooms and family bathroom with contemporary suite and enclosed yard to the rear. Situated in Agbrigg the property is ideally placed for local shops, amenities, train station and Wakefield city centre as well as being easily commutable for Barnsley, Sheffield and beyond.

LIVING ROOM 12'7 x 11'2 ave



You enter the property through a Upvc double glazed door with obscured privacy glass into this most impressive and spacious living space having ample space for freestanding furniture, feature inset living flame gas fire, fitted wood effect laminate flooring underfoot, period cornicing to ceiling, recessed spotlights, window to front elevation and door leading to inner lobby and further accommodation.

INNER LOBBY



Being attractively decorated in neutral tones with feature carpet runner to staircase leading to first floor and door to dining room.

DINING ROOM 12'7 x 12'1 ave



A second very generous reception room affording a host of potential uses, again being neutrally decorated with wood effect flooring, inset living flame gas fire, useful walk in storage cupboard, window to rear and door leading to kitchen.

BREAKFAST KITCHEN 24'1 x 5'7 max



Being extended from the original design to the rear and now offering a good sized space being comprehensively fitted with a range of modern white wall and base units with contrasting granite effect work surfaces, inset single drainer sink unit with mixer tap, integrated electric oven and hob, plumbing for washing machine, fitted wood effect laminate flooring, space for breakfast/dining table, three double glazed leaded windows to the side elevation allowing natural light to flood in and a Upvc double glazed door affording direct access to the rear.



FIRST FLOOR LANDING



Ascending to the first floor to a split level landing with access to both bedrooms and bathroom.

BEDROOM ONE 12'7 x 11'3 ave



A most bright and spacious principal bedroom with plenty of space for freestanding furniture, decorated to a modern and neutral theme to include fitted grey wood effect flooring, useful walk in wardrobe space with loft access hatch and double glazed window to the front elevation.

BEDROOM TWO 12'1 x 8'4 red' to 6'8



A second generous double bedroom again attractively decorated to a neutral theme with wood effect flooring and Upvc double glazed leaded window to the rear elevation.

FAMILY BATHROOM 8' x 5'7 max



A well proportioned family bathroom being furnished with a modern three piece white suite with contrasting slate effect 3/4 tiled surround including a low level w.c, pedestal hand wash basin, panelled bath unit and obscure glazed window.

REAR GARDEN



To the rear a block paved yard area provides an outside sitting space which includes an outside tap, fenced boundary and pedestrian gate giving access to rear access lane.

***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Wakefield / Band A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
On Street Parking

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property /
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to TBC

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT 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.

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 to arrange an appointment.

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

PAISLEY

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.

SURVEY TEXT

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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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