







Riverside Villas, Wakefield

Offers Over £140,000









Riverside Villas, Wakefield

House - Semi-Detached 3 Bedrooms, 1 Bathroom

Offers Over £140,000

- THREE BEDROOM SEMI DETACHED HOUSE
- GARDENS FRONT AND REAR PLUS DRIVEWAY
- OFFERING EXCELLENT POTENTIAL FOR RENOVATION AND PERSONALISATION
- PRIVATE CUL DE SAC POSITION IN A SOUGHT AFTER PART OF WAKEFIELD
- NO CHAIN ONLY ONE PREVIOUS OWNER
- CLOSE TO SHOPS, SCHOOLS AND PUBLIC TRANSPORT LINKS
- PLEASANT WALKS SURROUNDING INCLUDING PUGNEYS COUNTRY PARK AND SANDAL CASTLE
- EPC RATING D
- COUNCIL TAX BAND B
- **FREEHOLD**

This three bedroom semi-detached house in a quiet cul de sac location offers a wonderful opportunity to modernise and refurbish to your chosen specification and style. Having had only one previous owner, take this opportunity to once again make this house a loving home.

The layout includes an entrance hall, living room and kitchen. To the first floor there are three bedrooms and a house bathroom. The property features gardens both at the front and rear plus driveway. Location is key with plenty of public transport links nearby plus a choice of scenic walks thanks to the proximity of the River Calder, Pugneys Country Park and the historic Sandal Castle.

With no chain involved, early viewing is highly recommended to avoid disappointment.

Hallway

UPVC double glazed entrance door leads into the hallway. Under stairs storage, gas central heating radiator and wall mounted gas central heating boiler.

Through Lounge / Dining Room UPVC double glazed bay window to the front elevation, UPVC double glazed window to the rear. Serving hatch through to kitchen, electric fire with decorative surround and two gas central heating radiators.

Kitchen

UPVC double glazed entrance door giving access to the side elevation and UPVC double glazed window to the rear. A range of wall and base units, one housing the hot water tank and incorporating 1.5 bowl stainless steel sink, space for a gas cooker plus space and plumbing for a washing machine. Serving hatch through to living room, gas central heating radiator. Inbuilt storage cupboard/pantry previously used to house fridge freezer.

Landing

UPVC double glazed window to the side elevation and ceiling hatch giving access to the loft.

Bedroom

UPVC double glazed bay window to the front elevation, gas central heating radiator.

Bedroom

UPVC double glazed window to the rear elevation and gas central heating radiator.









Bedroom

UPVC double glazed window to the front elevation and gas central heating radiator.

Bathroom

Three piece suite including bath, hand wash basin and w.c. UPVC double glazed window to the rear elevation and gas central heating radiator.

Outside

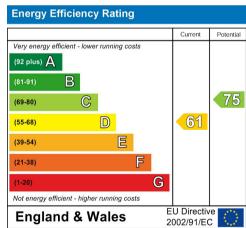
The property benefits from a front garden accessed by double gates with driveway to the side leading to the rear garden with space/hardstanding for a garage.

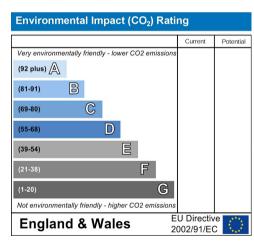
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