



3 Bed
House - Semi-
Detached
located in
Wakefield
£175,000



Woodhouse Road
Wakefield
WF1 4NG

A delightful three-bedroom semi-detached home ideally located within close proximity of Wakefield city centre. Properties in this sought-after area are consistently popular and appeal to a wide range of buyers, including first-time buyers and growing families, thanks to the generous room sizes and good-sized gardens.

The home has been well maintained by the current owner and is presented in neutral décor throughout, offering a ready-to-move-into finish. Externally, the property benefits from a driveway to the front providing off-street parking, along with an enclosed rear garden ideal for outdoor enjoyment.

Location is a key feature, with everything within easy reach. Wakefield Kirkgate railway station is just a short walk away, while Wakefield Westgate railway station and the vibrant city centre are also within comfortable walking distance. Local amenities include the cathedral, places of worship, shops, schools, and excellent transport links.

Homes in this location rarely come to market, and we anticipate strong demand for a property of this type.

Offered with no onward chain.
Contact Logic Real Estate today to arrange your viewing and avoid missing out.

Entrance Hall
3'11" x 3'7"
Access to living room. Wood effect flooring. Central heated radiator.

Living Room
14'5" x 11'9"
Feature fireplace with hearth and surround. Access to kitchen.
Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.

Kitchen
18' x 8'5"
Modern range of kitchen base units. With space for a cooker, fridge/freezer and option to reconnect plumbing for washing machine. Sink with drainer and chrome taps. Access to hallway leading to the WC. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

Hallway
2'9" x 3'4"
Access to WC. UPVC door leading to the rear garden.

WC
2'4" x 4'12"
WC with low level flush. UPVC double glazed window to the rear.

Landing
3'4" x 2'11"
Access to all three bedrooms and the shower room. Carpeted throughout.

Main Bedroom
9'3" x 10'7"
Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

Bedroom Two
10' x 9'9"
Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.

Bedroom Three
8'4" x 7'5"
Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

Shower Room
7'7" x 6'10"
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Full





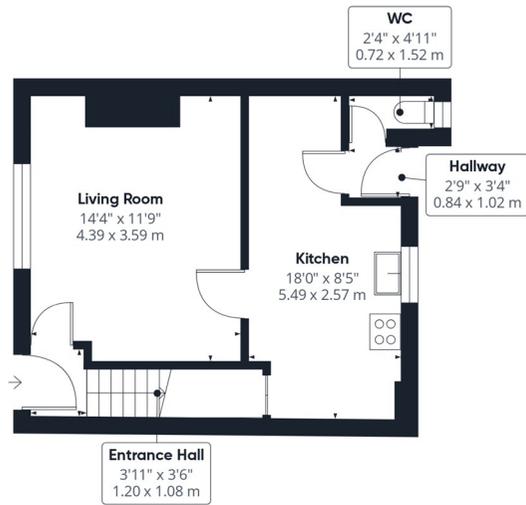
height wall tiling. Tiled flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the front.

External

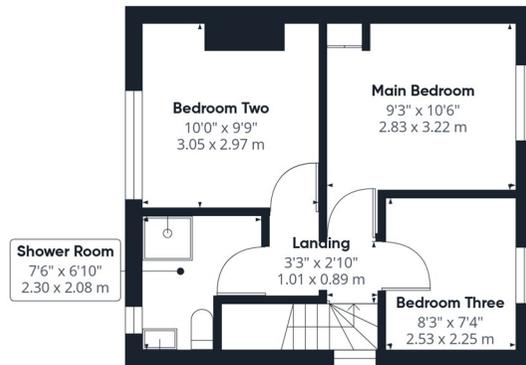
The front of the property is mainly laid to lawn with a block paved driveway running down the side of the property leading to a good sized rear garden which has a decked patio area and lawn.

These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.





Floor 0



Floor 1

Approximate total area⁽¹⁾
681 ft²
63.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

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