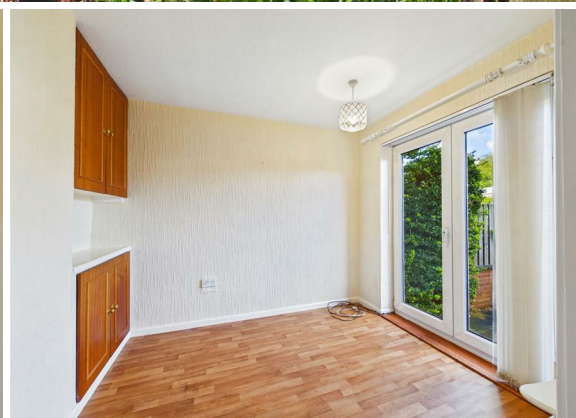
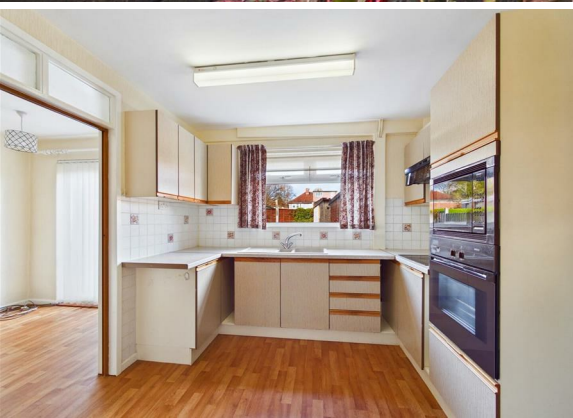




3 Bed
House - Semi-
Detached
located in
Wakefield
£170,000



enfields

Thirlmere Road
Wakefield
WF2 9EP



****NEW**NO ONWARD CHAIN****

Lead In

Situated on a popular road on the outskirts of Wakefield, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to create a lovely family home in a highly regarded residential location. Offering spacious accommodation throughout and available with no onward chain, the property is ideal for those seeking a home with both immediate comfort and future potential.

Internally, the property is in need of modernisation, but offers well-proportioned rooms and a layout that will appeal to a wide range of buyers, including first-time purchasers, families and investors alike. The generous living space provides the perfect blank canvas for anyone wishing to update and personalise a home to their own taste.

Externally, the property benefits from gardens to both the front and rear, providing excellent outdoor space for families, entertaining or further landscaping. There is parking available to both the front and rear, adding to the practicality and convenience of the home.

The location is a real standout feature, positioned within a sought-after area on the outskirts of Wakefield and ideally placed for access to local shops, well-regarded schools, transport links and Wakefield city centre. Homes in this area rarely come to market, making this a fantastic opportunity not to be missed.

Early viewing is highly recommended to fully appreciate the space, potential and location this home has to offer. Comparable Wakefield listings commonly highlight strong demand for semi-detached homes in sought-after areas, with features such as no chain, generous gardens and proximity to amenities consistently used as key selling points.

Hallway

5'9" x 10'2"

Access to the living room and kitchen. Carpeted throughout. Central heated radiator. UPVC doubled glazed frosted window to the side elevation.

Living Room

12'2" x 12'6"

Feature fireplace with marble effect hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front.

Kitchen

9'8" x 10'2"

Range of high and low level kitchen units with integrated appliances including oven, microwave and electric hob with extractor hood over. One and a half bowl sink with drainer and tap over. Access to pantry, utility room and dining room. Wood effect flooring UPVC double glazed window to the rear.

Dining Room

8'4" x 9'1"

Wood effect flooring. Central heated radiator. UPVC double glazed door leading to the rear.

Utility Room

2'11" x 3'6"

Option to reconnect plumbing for washing machine. UPVC access door to the rear. Tiled effect flooring.

Landing

5'10" x 8'

Access to all three bedrooms, WC and bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.

Bedroom One

10'3" x 12'7"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bedroom Two

10'3" x 9'

Built in storage/wardrobe. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

Bedroom Three

7'10" x 8'10"

Built in storage. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

WC

2'7" x 5'5"

WC with low level flush. Wood effect flooring. UPVC double glazed frosted window to the rear.

Bathroom

4'9" x 5'6"

White suite comprising of panel bath with chrome taps with electric shower. Wash hand basin with chrome taps over. Full height wall tiling. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear.

Exterior

The property is approached via a neat, low-maintenance front garden, mainly laid with decorative gravel and bordered by established planting. A paved pathway leads directly to the entrance, complemented by a well-kept lawn edge and mature shrubs that provide a pleasant sense of privacy. A gated entrance and boundary fencing enhance security while maintaining an open, welcoming feel.

To the rear, the property enjoys a fully enclosed garden designed for ease of upkeep. A paved patio area immediately outside the property provides an ideal space for outdoor seating or entertaining, while the remainder of the garden is laid with decorative stones and bordered by planting beds with a variety of shrubs and seasonal flowers. The garden benefits from good privacy thanks to surrounding fencing and neighbouring boundaries. There is also two useful outbuildings to the side, offering additional storage space. Overall, the rear garden presents a practical and attractive outdoor space suitable for relaxing or low-maintenance gardening.

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.



Lead In

Situated on a popular road on the outskirts of Wakefield, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to create a lovely family home in a highly regarded residential location. Offering spacious accommodation throughout and available with no onward chain, the property is ideal for those seeking a home with both immediate comfort and future potential.

Internally, the property is in need of modernisation, but offers well-proportioned rooms and a layout that will appeal to a wide range of buyers, including first-time purchasers, families and investors alike. The generous living space provides the perfect blank canvas for anyone wishing to update and personalise a home to their own taste.

Externally, the property benefits from gardens to both the front and rear, providing excellent outdoor space for families, entertaining or further landscaping. There is parking available to both the front and rear, adding to the practicality and convenience of the home.

The location is a real standout feature, positioned within a sought-after area on the outskirts of Wakefield and ideally placed for access to local shops, well-regarded schools, transport links and Wakefield city centre. Homes in this area rarely come to market, making this a fantastic opportunity not to be missed.

Early viewing is highly recommended to fully appreciate the space, potential and location this home has to offer. Comparable Wakefield listings commonly highlight strong demand for semi-detached homes in sought-after areas, with features such as no chain, generous gardens and proximity to amenities consistently used as key selling points.

Hallway

5'9" x 10'2"

Access to the living room and kitchen. Carpeted throughout. Central heated radiator. UPVC double glazed frosted window to the side elevation.

Living Room

12'2" x 12'6"

Feature fireplace with marble effect hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front.

Kitchen

9'8" x 10'2"

Range of high and low level kitchen units with integrated appliances including oven, microwave and electric hob with extractor hood over. One and a half bowl sink with drainer and tap over. Access to pantry, utility room and dining room. Wood effect flooring UPVC double glazed window to the rear.

Dining Room

8'4" x 9'1"

Wood effect flooring. Central heated radiator. UPVC double glazed door leading to the rear.

Utility Room

2'11" x 3'6"

Option to reconnect plumbing for washing machine. UPVC access door to the rear. Tiled effect flooring.

Landing

5'10" x 8'

Access to all three bedrooms, WC and bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.

Bedroom One

10'3" x 12'7"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bedroom Two

10'3" x 9'

Built in storage/wardrobe. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

Bedroom Three

7'10" x 8'10"

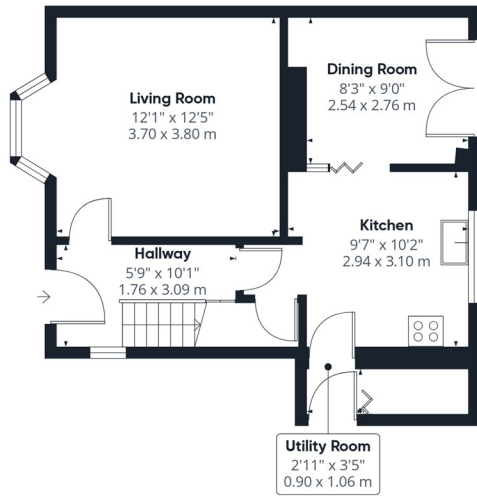
Built in storage. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

WC

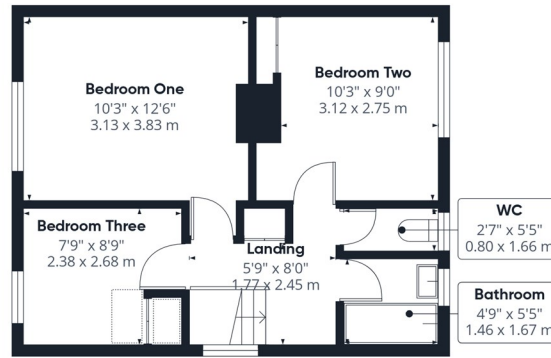
2'7" x 5'5"

WC with low level flush. Wood effect flooring. UPVC double glazed frosted window to the rear.

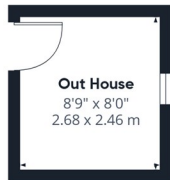




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
892 ft²
82.9 m²

(1) Excluding balconies and terraces

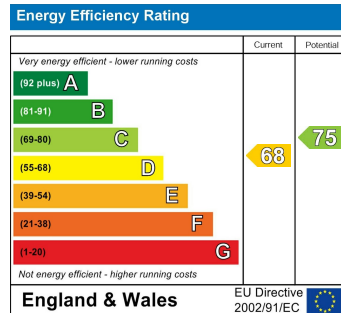
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

CONTACT

30 Newgate
Pontefract
WF8 1DB

E: sales-pontefract@enfields.co.uk
T: 01977 233124



enfields