



2 Bed
House - End Terrace
located in Streethouse

57 Wakefield Road
Streethouse
Pontefract
WF7 6BS



Asking price £198,500

Nestled in the charming area of Streethouse, Pontefract, this delightful end terrace house on Wakefield Road offers a perfect blend of character and modern living. Built circa 1900, the property boasts a generous 1,320 square feet of living space, providing ample room for both relaxation and entertaining.

Inside, you will find a welcoming reception room that serves as the heart of the home, ideal for cosy evenings or gatherings with friends and family. The house features two well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

Externally the property benefits from a driveway and garage, along with a large stunning garden, great for relaxing or entertaining, with numerous different areas to be enjoyed,

One of the standout features of this property is the open countryside views that can be enjoyed from various vantage points within the home. This picturesque setting not only enhances the charm of the property but also provides a serene backdrop for your daily life.

With its blend of historical charm and modern convenience, this end terrace house is an excellent opportunity for those seeking a tranquil lifestyle with a picturesque garden. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

Entrance Hall

Composite front entrance door leads into a wide hallway with the staircase leading off to the side and inner doors to the living room and kitchen-diner.

Living Room

13'7" x 11'10"

The living room is a cosy and inviting space featuring a large window that fills the room with natural light. The walls are painted in neutral tones and the room offers a practical layout with an emphasis on relaxation and comfort.

Kitchen/Diner

16'4" x 13'5"

This bright and spacious kitchen/diner is designed for both cooking and entertaining. It includes ample storage and preparation space with a modern kitchen layout. The dining area comfortably fits a table, and there is a striking blue accent wall that adds character to the room. Sliding doors lead through to the conservatory, creating a flowing open-plan feel.

Basement

256 sq.ft.

The basement is a spacious storage space with further potential to turn into a permanent room, accessed via a staircase from the ground floor.

Conservatory

11'5" x 9'4"

The conservatory provides a peaceful space to enjoy garden views with large windows on three sides that bring in plenty of natural light, making it an ideal spot for relaxing or entertaining.

Stairs and Landing

Staircase leads from the entrance hall to a landing area with internal doors off to first floor rooms.

Bedroom One

16'2" x 13'8"

Bedroom one is a generously sized room with a deep blue ceiling and feature wallpaper that brings a dramatic and stylish flair. It includes an electric stove effect fireplace and plenty of space for wardrobes and additional furniture, creating a luxurious and comfortable sleeping area.

Bedroom Two

13'5" x 9'7"

Bedroom two is a charming and bright room with floral touches, white furnishings, and teal curtains that add a fresh and airy feel. It offers a quiet space with a window overlooking the garden, perfect for a restful night's sleep.

Bathroom

9'1" x 5'11"

The bathroom is well-appointed with a modern white suite featuring a bath with a shower screen, a countertop basin set in storage cabinetry, and a heated towel rail. Natural light filters in through a frosted window, and the neutral tiling with a subtle pattern creates a fresh and clean atmosphere.



Rear Garden

The rear garden is a beautifully maintained and well-planned outdoor space. It features a lawn area bordered by colourful shrubs and plants, a decking area with space for ample garden furniture perfect for al fresco dining, and a gravelled seating area with mature planting. The garden is fully enclosed by fencing and painted borders, providing privacy and a peaceful retreat with lovely countryside views.

Front Exterior

A buffer garden with gated access to the front door, and a side driveway leads to a detached garage, with further outhouses to the rear.



MISC

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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of



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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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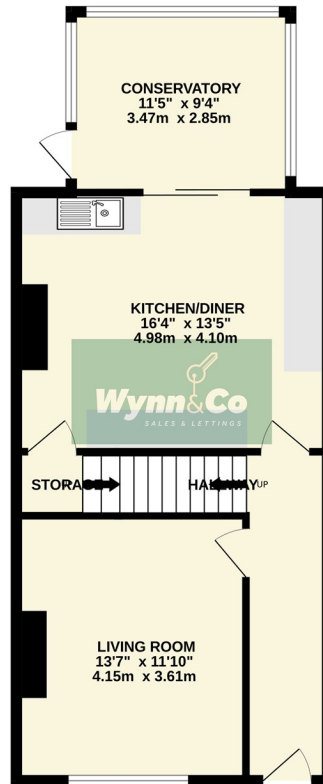
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57 Wakefield Road, Streethouse, Pontefract, WF7 6BS



GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

DIRECTIONS

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