



3 Bed  
House - Mid Terrace  
located in New Charlston

21 Crossley Street  
New Sharlston  
Wakefield  
WF4 1BG



## Offers over £75,000

\*\*\* INVESTMENT OPPORTUNITY \*\*\* Nestled on Crossley Street in the charming village of New Sharlston, Wakefield, this mid-terrace house presents a remarkable investment opportunity for those with a vision. Built in 1914, the property boasts a generous 877 square feet of living space, offering ample room for creative refurbishment.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is plenty of space for a growing family or for those seeking a comfortable home office. The single bathroom, while in need of modernisation, provides a blank canvas for your personal touch.

One of the standout features of this property is the good-sized garden, which offers a delightful outdoor space for relaxation and recreation. The open views to the rear enhance the sense of tranquillity, making it an ideal spot for enjoying the natural surroundings.

While the property requires a complete refurbishment, it presents an exciting opportunity for buyers looking to create their dream home or for investors seeking to add value. With its potential and location, this house is a rare find in the market. Do not miss the chance to transform this property into a stunning residence that reflects your style and needs.

### Living Room

14'9" x 14'0"

A welcoming living room with a practical layout featuring a front window allowing natural light to fill the space. Stairs lead to the first floor and glazed doors open into the kitchen-diner.

### Kitchen/Diner

14'9" x 13'11"

A spacious kitchen and dining area with ample natural light from the rear window. The kitchen features solid wood cabinetry that provides good storage and preparation space, though some units are missing doors, offering scope for modernisation. A door leads to the rear lobby, which provides access to a handy storage area and the bathroom.

### Bathroom

5'10" x 5'7"

A bathroom including a traditional white pedestal sink, a bath with a dark wooden panel, and a toilet with a dark seat.

### Bedroom 1

14'1" x 11'7"

Bedroom 1 is a generously sized room with a large window that fills the space with natural light. A fitted electric heater is positioned beneath the window, and the room benefits from a built-in mirrored wardrobe providing practical storage.

### Bedroom 2

14'1" x 7'4"

Bedroom 2 is a smaller room with a window that brings in good natural light. A fitted electric heater below the window and airing cupboard with new modern unvented cylinder.

### Bedroom 3

10'10" x 7'1"

Bedroom 3 is a compact room, featuring a window and fitted shelves for storage or display. The walls show signs of wear but offer potential for refurbishment to create a cosy, functional space.

### Rear Yard

A useful rear yard area with a paved surface, bordered by brick walls and fencing. This outside space offers a secure and practical area for storage or outdoor activities, with access to the garden beyond.

### Rear Garden

The rear garden is a good-sized outside space with paved seating areas and a central path leading up a gentle slope. The garden is bordered by fencing and mature shrubs, extending to open views across fields, providing a tranquil and private outdoor area.

### Front Exterior

The front exterior presents a traditional terraced house façade combining red brickwork with a simple concrete finish.

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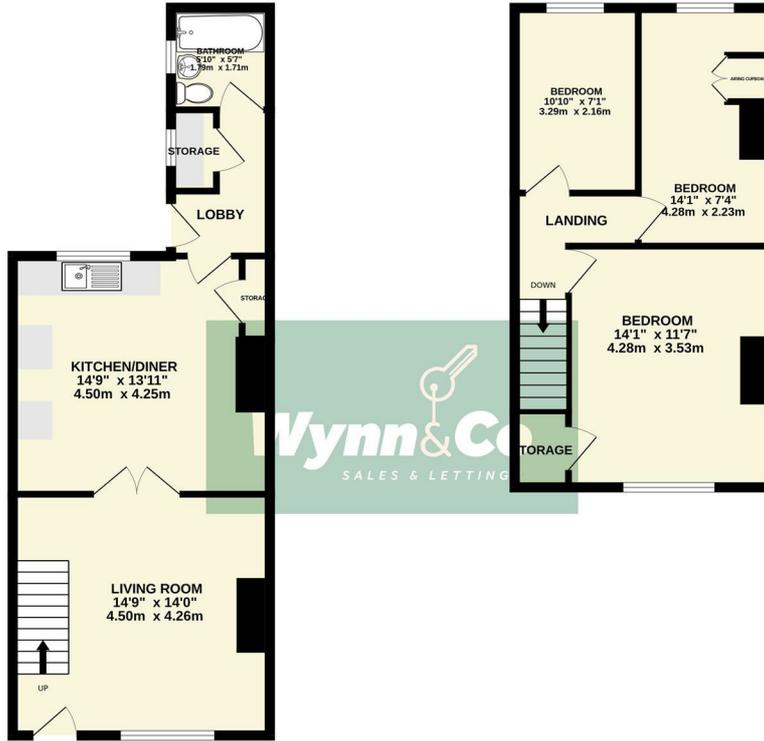


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GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.

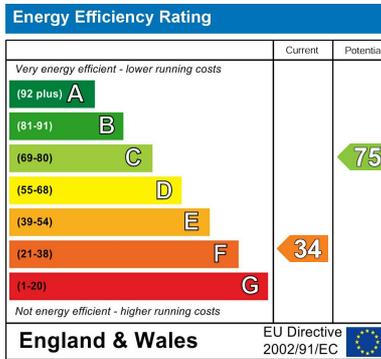
1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



THREE BEDROOM TERRACE HOUSE

TOTAL FLOOR AREA: 877 sq.ft. (81.5 sq.m.) approx.

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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DIRECTIONS

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