



2 Bed
House - Mid Terrace
located in Charlston Common

229 Weeland Road
Sharlston Common
Wakefield
WF4 1EB



Asking price £116,950

Nestled on Weeland Road in the charming area of Sharlston Common, Wakefield, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning 611 square feet, the property features two well-proportioned bedrooms and a first floor bathroom, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat, with the added advantage of no upward chain attached.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The kitchen, while not specified, is typically a central hub in such homes, offering the potential for culinary creativity and family gatherings.

Situated in Sharlston Common, residents can enjoy the tranquillity of a suburban lifestyle while still being within easy reach of Wakefield's amenities. The area is known for its friendly community and convenient transport links, making it an excellent choice for those commuting to nearby towns or cities.

This mid-terrace house presents a wonderful opportunity for anyone looking to establish a home in a peaceful yet accessible location. With its charming features and practical layout, it is sure to appeal to a variety of buyers or renters alike. Do not miss the chance to make this lovely property your own.

Living Room

13'5" x 12'2"

This inviting living room offers a bright and airy space with light wood effect flooring and fresh, neutral walls accented by subtle feature panels. The room benefits from natural light through a front-facing window and includes a central fireplace with a modern gas fire inset, framed by a simple surround. The open porch door adds a welcoming touch, and built-in storage cupboards above the fireplace enhance practicality without compromising the room's clean lines.

Kitchen/Breakfast Room

10'4" x 10'2"

The kitchen/breakfast room is well-appointed with a range of light oak cabinets complemented by dark marble-effect worktops and splashbacks. It features integrated appliances, including a gas hob and double oven, along with a stainless steel extractor hood. Ample countertop space and storage cupboards make this a functional cooking area, while the rear windows and door allow natural light to fill the space and provide access to the garden. The flooring throughout is a continuation of the warm wood effect seen in the living room, enhancing the sense of flow.

Bedroom 1

12'3" x 11'3" to wardrobes

The larger bedroom on the first floor is a generous space that benefits from built-in wardrobes running along one wall, offering substantial storage. The room has natural light from a front-facing window and is painted in calming muted tones, with a wooden floor that currently awaits finishing touches. This bedroom comfortably accommodates a double bed and additional furniture, creating a restful retreat.

Bedroom 2

10'2" x 5'6"

Bedroom 2 is a smaller, cosy room suitable for a single bed or study space. It is naturally well-lit by a front-facing window and has simple décor and bare wooden flooring, offering a blank canvas for personalisation.

Bathroom

The bathroom has a classic style with cream and terracotta tiling that extends around the room, paired with a white suite including a bath with overhead shower, pedestal basin, and close coupled WC. A frosted window ensures privacy while allowing natural light into the space, creating a bright and clean atmosphere.

Exterior

A low maintenance pebbled front garden with a low level brick boundary wall and pathway to the front door. To the rear is an enclosed flagged courtyard style garden with a further open area offering potential for off street parking.

MISC

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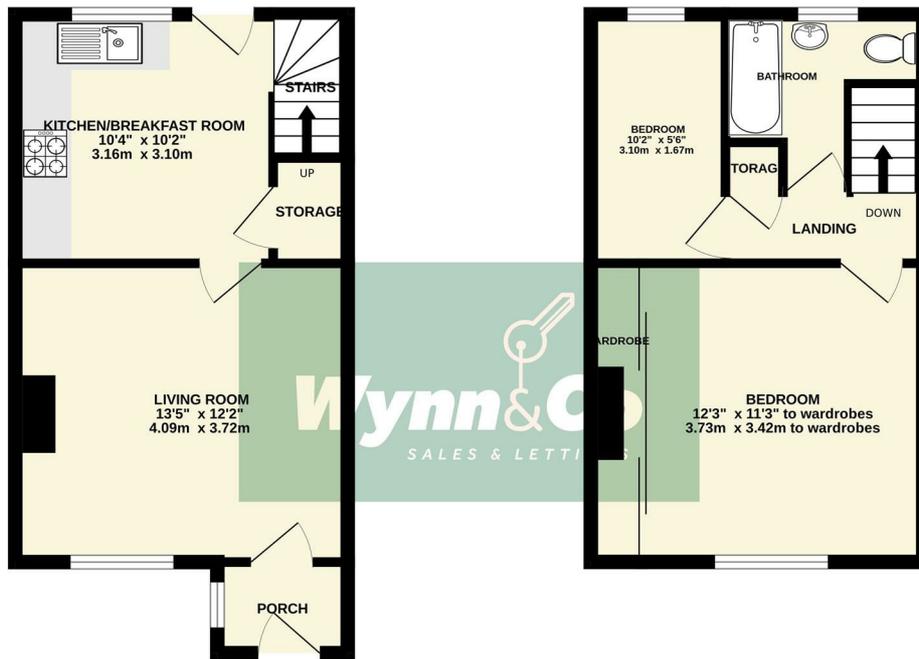


229 Weeland Road, Sharlston Common, Wakefield, WF4
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GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.

1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TWO BEDROOM MID TERRACE HOUSE

TOTAL FLOOR AREA - 611 sq.ft. (56.8 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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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	

DIRECTIONS

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