



2 Bed
House - Semi-
Detached
located in
Wakefield
Guide Price £210,000



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REAL ESTATE

Foxglove Folly
Wakefield
WF2 0FF

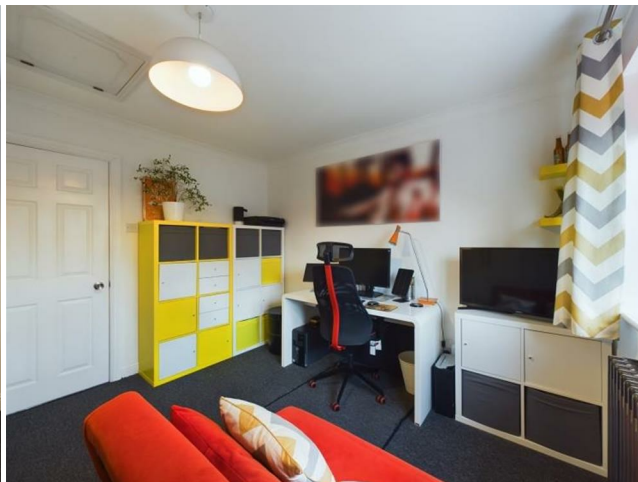


A stunning extended two bedroom semi detached home. In show home standard on the outskirts of Wakefield. Call Logic Real Estate to arrange your accompanied viewing.

This delightful two-bedroom semi-detached property, located on the outskirts of Wakefield town Centre in a quiet cul de sac, offers modern living at its finest, presented to a show-home standard throughout. With its stylish décor and attention to detail, the home provides an inviting and move-in-ready space that is sure to impress. The property features a spacious and light-filled lounge, a contemporary fitted kitchen with integrated appliances, and a dining area ideal for entertaining. Upstairs, there are two generously sized bedrooms, each designed with comfort and practicality in mind, and a sleek family bathroom featuring high-quality fixtures and finishes. The property's location is perfect for commuters, with excellent transport links including easy access to the M1 and M62 motorways, as well as nearby train and bus services. Wakefield's vibrant town Centre is just a short distance away, offering a wealth of shopping options, lively nightlife, and exceptional educational facilities, including reputable schools and colleges. Externally, the property benefits from a neatly maintained garden, ideal for relaxation or entertaining, as well as off-road parking. Early internal viewing is highly recommended to fully appreciate the quality and convenience of this exceptional home.

Entrance Hall Composite entrance door leads into the hallway. Upvc double glazed window to the side elevation. Laminate flooring. Designer radiator and door to the Lounge. Lounge Upvc double glazed window to the front elevation having far reaching views. Gas wall mounted fire. Storage cupboard. Access to the kitchen. Kitchen Wall and base kitchen units. With composite worksurfaces over and breakfast bar. Stainless steel sink and mixer tap. Integrated appliances include Dishwasher and double oven . Gas hob and extractor fan over. Fridge and freezer tiles to the flooring and spotlights to the ceiling. Stairs lead to the first floor. Dining Room This room is part of the property extension and provides space for a dining table. Under floor heating and Velux windows to the ceiling. Spotlights. Bi folding doors. Landing Access

to both double bedrooms and then shower room. Bedroom One Sliding wardrobes. Designer radiator. Upvc double glazed window to the front elevation. With far reaching views. Shower Room Shower cubicle with glass partition. Electric shower and partly tiled walls. Sink with mixer tap. Toilet with wall mounted push flush. Tiled flooring and chrome heated towel rail. Upvc double glazed window to the side elevation. Spotlights to the ceiling. Extractor fan. Bedroom Two Upvc double glazed window to the rear elevation. Built in over stairs cupboard. Designer radiator. Loft access. Rear Garden Decking and landscaped garden with decorative plans and shrubs. Side access gate will lead to the front. Lights and power sockets. Front Garden With steps leading to the property access. Decorative garden and a side driveway for parking to accommodate up to 3 vehicles.





Approximate total area⁽¹⁾
294.07 ft²
27.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFI 360

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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