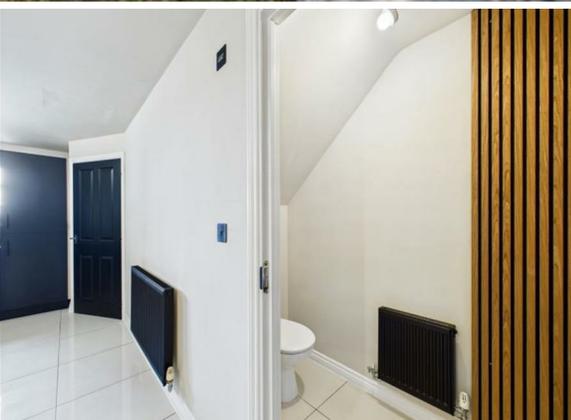




3 Bed
House - Townhouse
located in
Wakefield

Guide Price £220,000



High Street
New Sharlston
Wakefield
WF4 1BE

A well presented three bedroom three story town home, recently decorated!! With Parking to the rear!

Beautifully Presented Three-Bedroom Home in Sought-After New Sharlston Location – No Onward Chain Situated in a popular residential area just outside Wakefield, this stylish and spacious three-bedroom midtown property offers an ideal opportunity for families, first-time buyers, or investors alike. Located in a well-connected yet peaceful resort-style community beyond the commuter belt, this home combines comfort, convenience, and contemporary living. Recently fully redecorated and re-carpeted throughout by the current owners, the property boasts a turn-key finish with a clean, modern aesthetic that immediately stands out. The generous open-plan kitchen/diner and lounge creates a welcoming hub for everyday living and entertaining, while the three well-proportioned bedrooms offer flexibility for family life, guests, or a home office. To the rear, a landscaped, low-maintenance garden laid with quality Astroturf provides a private outdoor retreat—perfect for relaxing or socialising without the upkeep. A double driveway to the rear of the property ensures secure and convenient off-street parking. Key Features:

- Three spacious bedrooms
- Stylish open-plan kitchen/diner/living space
- Fully redecorated and newly carpeted
- Landscaped rear garden with Astroturf
- Private double driveway
- No onward chain
- Turn-key condition – just move in!

Ideally positioned close to Wakefield, the property benefits from easy access to motorway networks, excellent local schools, and the vibrant amenities of Wakefield’s town centre and city life. Early viewing is highly recommended to fully appreciate the quality and value of this home. Hallway Composite front entrance door leads into the hallway, central heated radiator. Tiling to the floor, staircase with a feature carpet runner and the entrance door into the kitchen diner. Kitchen Diner With a range of wall and base kitchen units painted in matte black with matching handles. The boiler housed into the kitchen unit. Integrated fridge freezer, dishwasher and washing machine. Gas central heated radiator. UPVC double glazed window to the front elevation. Tiling to the flooring. Access door to the lounge. Access door to the WC. WC

Sink, toilet and gas central heated radiator. Tiling to the floor wall panelling and an extractor fan. Lounge UPVC double glazed windows to the rear elevation with UPVC patio doors, gas central heated radiators. Landing UPVC double glazed window to the front elevation. Contrasting staircase with painted black spindles, gas central heated radiator, access door to bedrooms three and two and the family bathroom. Bedroom Two With full length fitted wardrobe with mirrored doors. UPVC double glazed window to the rear elevation and a gas central heated radiator. Bedroom Three UPVC double glazed window to the front elevation and a gas central heated radiator, fitted wardrobes with mirrored doors. Bathroom Gas central heated radiator, a toilet with a low-level flush, sink with a mixer tap, bath with a mixer tap and handheld shower attachment. Partially tiled wall panelling to the ceiling and extractor fan. Stairs to the second floor Landing Gas central heated radiator. Access door to bedroom one. Bedroom One With velux sky windows. Gas central heated radiator. Storage cupboard opening into the dressing area with fitted mirrored wardrobes and this is open to the ensuite. Ensuite Bathtub freestanding with a freestanding chrome mixer tap and shower attachment. Toilet with a level flush housed into a vanity unit, shelving sink and wall mounted taps. There is a walk-in shower cubicle with a floating ceiling shower attachment. Panelling to the ceiling and spotlights. Gas central heated radiator. Rear Garden Artificial lawned garden which is nearly laid with paving and timber decking at gate to the rear which leads to the parking. Driveway Double tarmac driveway to the rear of the property. Front Garden Low maintenance front buffer garden with a pathway leading to the front door







Approximate total area⁽¹⁾

389 ft²
36.1 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GRAFFI 360

Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	85
(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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