



3 Bed  
House - Semi-  
Detached  
located in  
Wakefield  
£175,000



Woodhouse Road

Wakefield

WF1 4NG

#### Entrance Hall

3'11" x 3'7"

Access to living room. Wood effect flooring. Central heated radiator.

#### Living Room

14'5" x 11'9"

Feature fireplace with hearth and surround. Access to kitchen. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.

#### Kitchen

18' x 8'5"

Modern range of kitchen base units. With space for a cooker, fridge/freezer and option to reconnect plumbing for washing machine. Sink with drainer and chrome taps. Access to hallway leading to the WC. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

#### Hallway

2'9" x 3'4"

Access to WC. UPVC door leading to the rear garden.

#### WC

2'4" x 4'12"

WC with low level flush. UPVC double glazed window to the rear.

#### Landing

3'4" x 2'11"

Access to all three bedrooms and the shower room. Carpeted throughout.

#### Main Bedroom

9'3" x 10'7"

Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

#### Bedroom Two

10' x 9'9"

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.

#### Bedroom Three

8'4" x 7'5"

Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

#### Shower Room

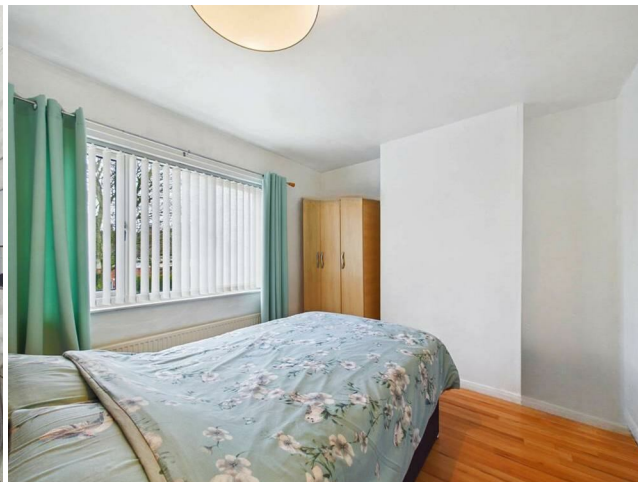
7'7" x 6'10"

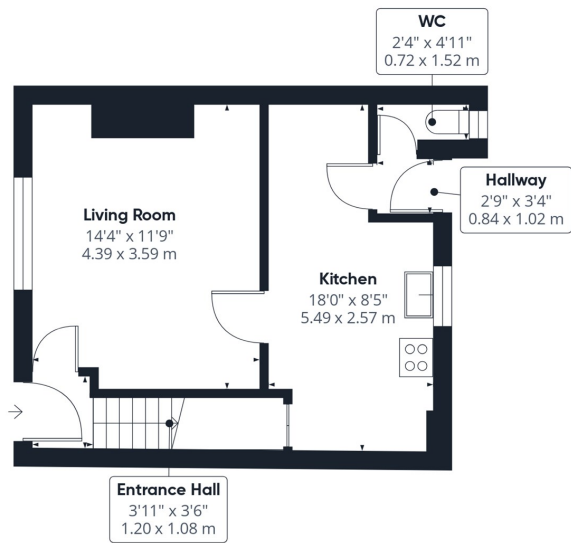
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Full height wall tiling. Tiled flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the front.

#### External

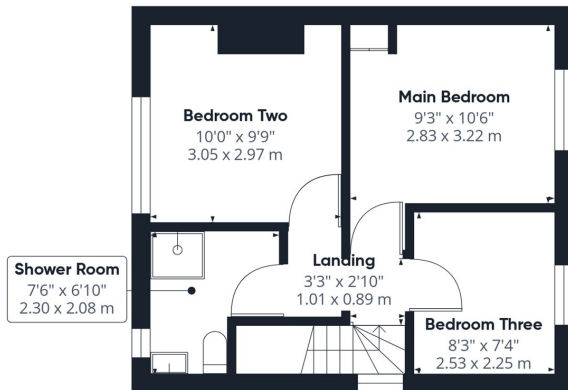


The front of the property is mainly laid to lawn with a block paved driveway running down the side of the property leading to a good sized rear garden which has a decked patio area and lawn.





Floor 0



Floor 1



Approximate total area<sup>m</sup>  
681 ft<sup>2</sup>  
63.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

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	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

CONTACT

30 Newgate  
Pontefract  
West Yorkshire  
WF8 1DB

E: [info@logicrealestate.co.uk](mailto:info@logicrealestate.co.uk)  
T: 01977 700595

