





Whitegates Close

Wakefield

Offers In Region Of £220,000

WELCOME TO THIS CHARMING THREE-BEDROOM SEMI-DETACHED HOME, NESTLED WITHIN A TRANQUIL CUL-DE-SAC IN THE SOUGHT-AFTER RESIDENTIAL AREA OF WAKEFIELD. THIS PROPERTY OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE, WITH EASY ACCESS TO LOCAL SHOPS, AMENITIES, AND THE VIBRANT WAKEFIELD TOWN CENTER. WITH OFF-STREET PARKING FOR TWO VEHICLES AND A GARAGE, THIS HOME IS IDEAL FOR FAMILIES AND PROFESSIONALS ALIKE

ENTRANCE HALL

As you step through the composite front door, you'll find a welcoming entrance hall featuring elegant capital flooring. This space provides access to the living room and stairs leading to the first floor.

LIVING ROOM/DINING ROOM

The inviting living room boasts stylish flooring and a charming feature fireplace, creating the perfect atmosphere for relaxation. A double-glazed bay window overlooks the front of the property, allowing plenty of natural light to flood in. This room seamlessly opens into the dining area, which includes a door leading to a convenient under-stairs storage cupboard. The dining area accommodates a family-sized dining table and features double-glazed UPVC windows, providing lovely views of the garden



KITCHEN

The fully-fitted modern kitchen, complete with a range of floor and wall-mounted storage units, an integrated fridge-freezer, and a four-ring Bosch gas hob. A double oven and granite work surfaces enhance the kitchen's functionality. The 1.5-bowl sink with a stylish mixer tap and travertine-tiled splashback add an elegant touch. Additional features include tiled flooring, underfloor heating, and a UPVC door that opens to the rear garden. Modern spotlights complete this lovely space.

FIRST FLOOR LANDING

The first floor landing provides access to the bedrooms and family bathroom. A loft hatch and a storage cupboard, currently housing the Ideal boiler, offer added convenience.

BATHROOM

The bathroom is designed for comfort, featuring a concealed WC and a wash basin with a storage cupboard underneath. A warm-mounted mirrored cabinet, a panel bath with an electric shower and a folding shower screen, and a frosted glass UPVC window are also included. A heated chrome towel rail adds a touch of luxury.

BEDROOM

A spacious double room featuring soft flooring and a UPVC window. Fitted wardrobes provide ample storage

BEDROOM

Another generous double room with a UPVC window offering views to the front of the property. This room comes equipped with fitted wardrobes, vanity drawers, and a dressing table, making it a perfect personal retreat.

BEDROOM

This single bedroom features PVC windows, soft carpeted flooring, and fitted wardrobes.

OUTSIDE

To the front of the property, you'll find off-street parking available for two to three cars, conveniently leading to a garage for additional storage or vehicle accommodation. At the rear, the property boasts a beautifully paved garden designed for ease of maintenance. This outdoor space provides an ideal spot for relaxing or entertaining, allowing you to enjoy the fresh air without the hassle of extensive upkeep.

ADDITIONAL INFORMATION

Council Tax: B

EPC:TBC

Tenure: Freehold

Parking: Off Road Parking

What3Words:prom.then.deals

UTILITIES

Gas:TBC

Electric:TBC

Water:TBC

Heating:TBC

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/5G check with your provider

AGENT NOTES

- 1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKS HIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

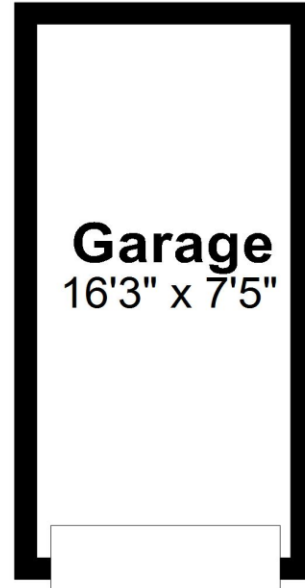
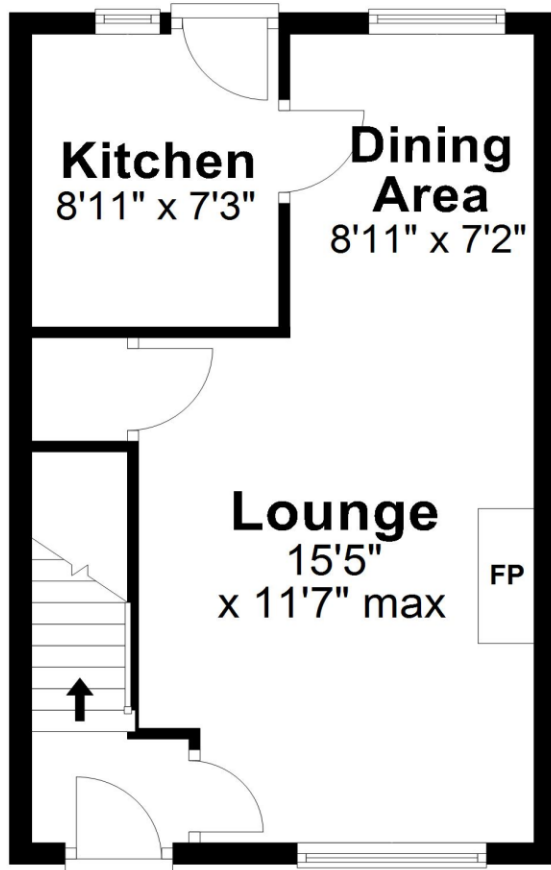






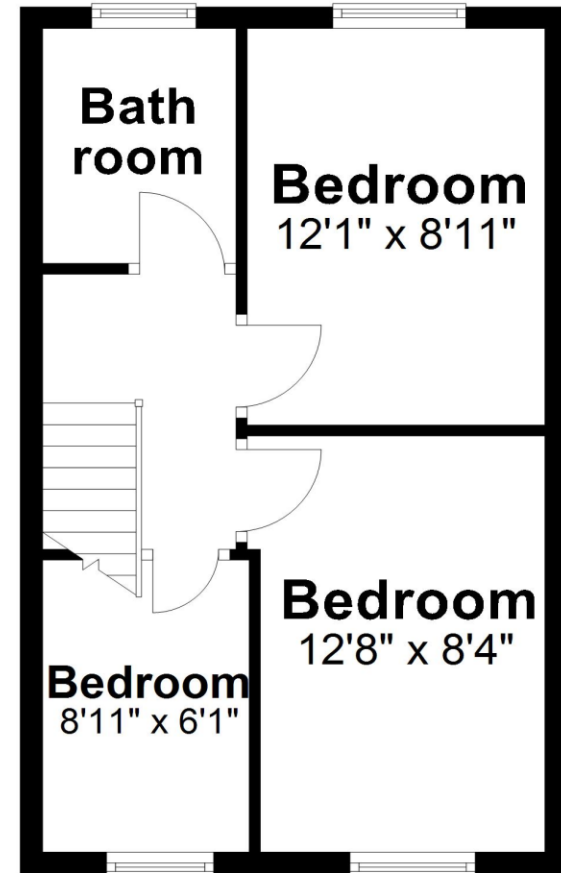
Ground Floor

Approx. 484.2 sq. feet



First Floor

Approx. 372.3 sq. feet



Total area: approx. 856.5 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using PlanUp.



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