

**12 Pledwick Lane,
Wakefield, WF2 6DN**



- # Offered to the market with no upward chain
- # Substantial Detached Family Home
- # Open Plan Lounge/Dining Area, Kitchen, Conservatory
- # Ground Floor Bedroom & Shower Room
- # 3 First Floor Bedrooms & House Bathroom
- # Lawned front garden & good off-street parking
- # Enclosed rear garden & garage
- # Energy Rating "

PRICE
£385,000

DESCRIPTION

OFFERED TO THE MARKET WITH NO ONWARD CHAIN. This is a SUBSTANTIAL detached family home providing spacious living accommodation ideal for FAMILY BUYERS. Four bedrooms also including lounge/dining area, study, conservatory. Two separate single garages. Requires some modernisation.

This is a substantial detached family home which is offered to the market with no onward chain. The property requires a scheme of modernisation enabling the purchasers to create a home of their choice within one of the areas most sought after locations. The accommodation briefly comprises; spacious entrance hall, lounge and open plan dining area, fitted kitchen, ground floor shower room, ground floor bedroom, study / bedroom leading through to a spacious conservatory and utility room beyond. To the first floor are three further bedrooms along with the main house bathroom.

The property stands on lawned gardens to the front and rear whilst to both sides are blocked paved driveways providing ample off road parking and each leading to detached single garages.

Situated in one of Wakefield's most highly favoured residential areas some two miles to the south of the city centre, offering a convenient base to access an excellent range of amenities including a wide range of shops on offer in Wakefield itself along with the nearby Asdale Retail Park. There are public transport services including train stations at Wakefield Westgate and Kirkgate and the business commuter is provided with convenient access to the M1 and M62 motorways bringing the major commercial centres of the north to within a reasonable travelling time.

ENTRANCE HALL Part glazed side entrance door with matching side window leading into a spacious entrance hall with staircase leading to the first floor landing, central heating radiator.

OPEN PLAN LOUNGE AND DINING AREA Dual aspect with windows to the front and side elevations, Living Flame effect gas fire set in stone fireplace, two central heating radiators.

KITCHEN Fitted with a range of modern style base and wall mounted units with coordinated

granite work surfaces extending to provide a breakfast bar, stainless steel under mounted sink with half sink and mixer tap, fitted electric double oven, five ring gas hob with stainless steel / glass fan canopy above, integrated dishwasher and fridge, glazed side entrance door, uPVC double glazed window to the side.

BEDROOM A spacious bedroom complete with fitted furniture comprising; two double and two single wardrobes with matching bedside drawers, overhead storage and dressing table. Central heating radiator, uPVC double glazed window to the rear.

GROUND FLOOR SHOWER ROOM Suite in white comprising; shower in tiled and glazed corner cubicle, pedestal wash hand basin, low flush WC. Central heating radiator, tiling to the walls, uPVC double glazed window to the side.

STUDY Fitted with a range of office furniture comprising; drawers, cupboard and work station. Central heating radiator, wood laminate flooring, double glazed sliding patio doors leading through to a;

CONSERVATORY Of brick and uPVC construction, this spacious conservatory is ideal for entertaining and enjoys pleasant views over the rear garden and in turn leads through to the;

UTILITY ROOM With fitted base and wall mounted units.

FIRST FLOOR

LANDING With views down to the entrance hall, central heating radiator, loft access point, built-in double storage cupboard.

BEDROOM Feature arched window to the front and uPVC double glazed window to the side, central heating radiator, built-in wardrobe with louvred doors.

BEDROOM Dual aspect with uPVC double glazed windows to the rear and side, built-in wardrobes.

BEDROOM A single bedroom with fitted

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wardrobes, central heating radiator, uPVC double glazed window to the side.

HOUSE BATHROOM Coloured suite comprising; panel bath, pedestal wash hand basin, low flush WC. Central heating radiator, tiled walls, uPVC double glazed window to the side.

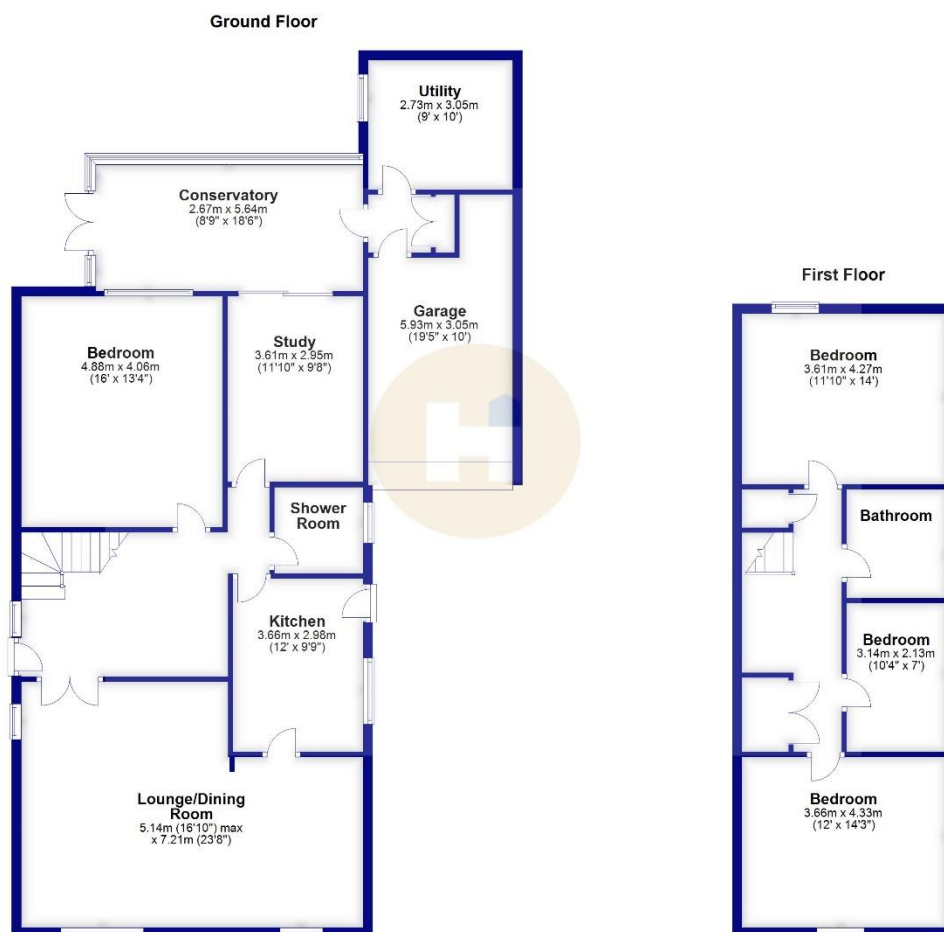
OUTSIDE To the front of the property is an open plan lawned garden and to either side of the house are block paved driveways providing a significant amount of off road parking and each leading to a separate single garage, both of which have up and over main door and one of which houses the gas fired central heating boiler. The rear garden is also mostly laid to lawn and fully enclosed by timber fencing and a brick wall.

TENURE This property is Freehold.

SERVICES Mains gas, water, electricity and drainage are available.

COUNCIL TAX Wakefield MDC Band F.

PLEASE NOTE We have been advised that the artexed walls to the reception hall and within the lounge contain asbestos. It will be the purchaser's responsibility to arrange for any remedial works required to this area and we recommend that prospective buyers make their own investigations to this end prior to concluding any purchase.



PLEASE NOTE

All room measurements are approximate and are taken to their widest parts. It is also believed that all the service connections and appliances that maybe included are in working order but a prospective purchaser should satisfy themselves prior to entering into a contract.

MISREPRESENTATION ACT

These particulars are intended as a guide only to prospective purchaser and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information contained therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Selling Agents, Abson Blaza Property Services.

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