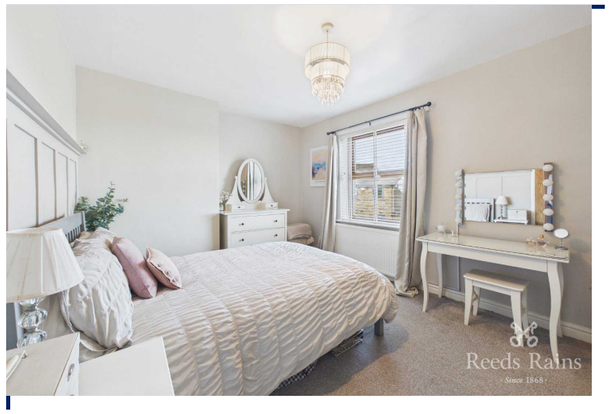
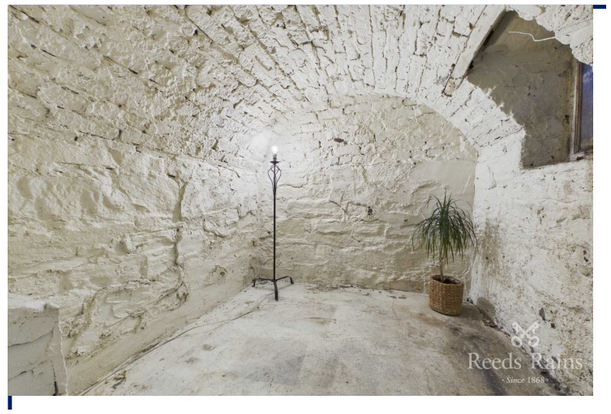
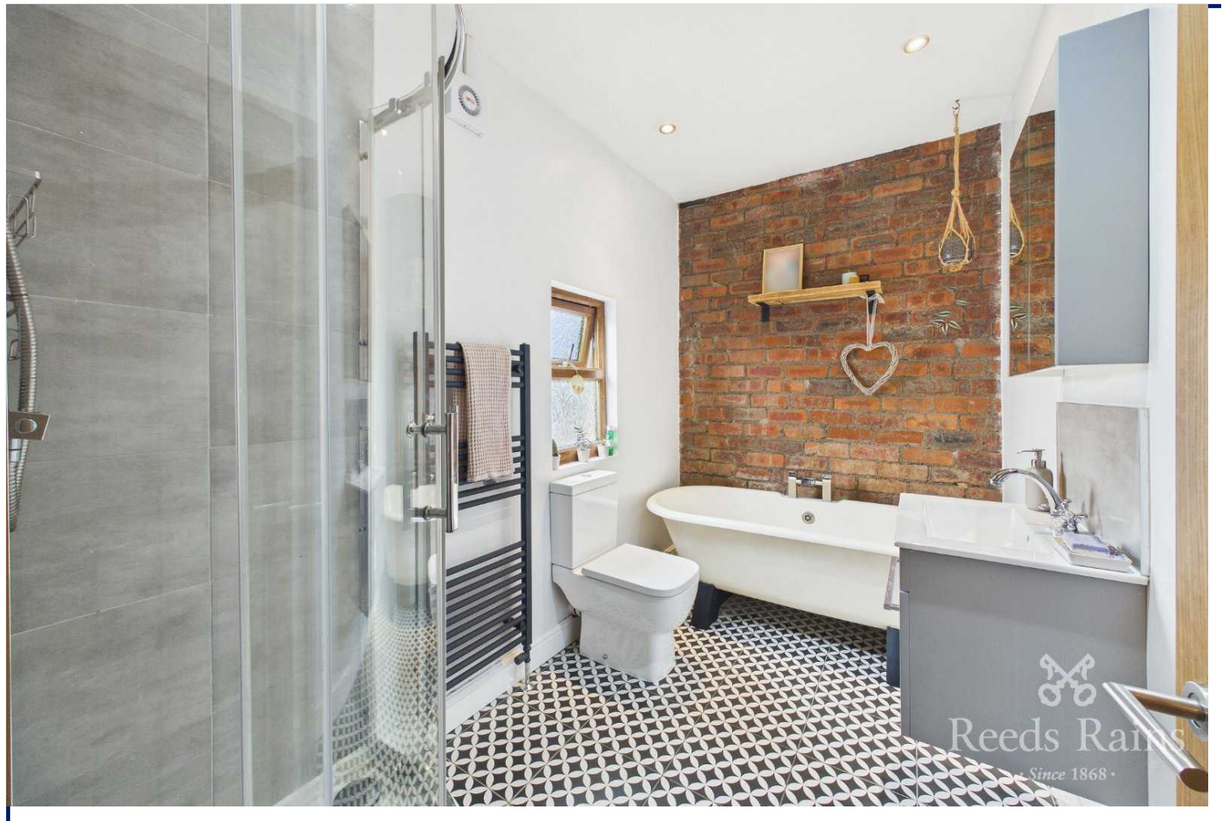
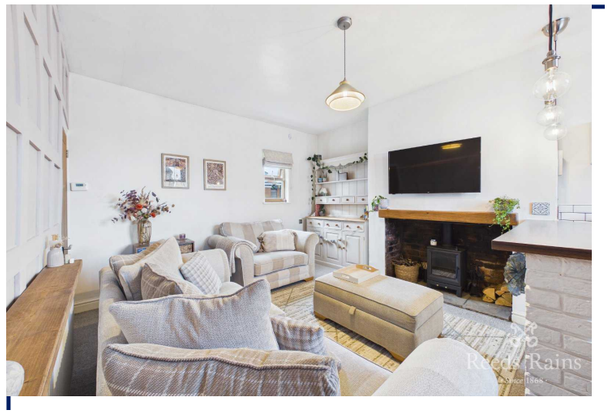
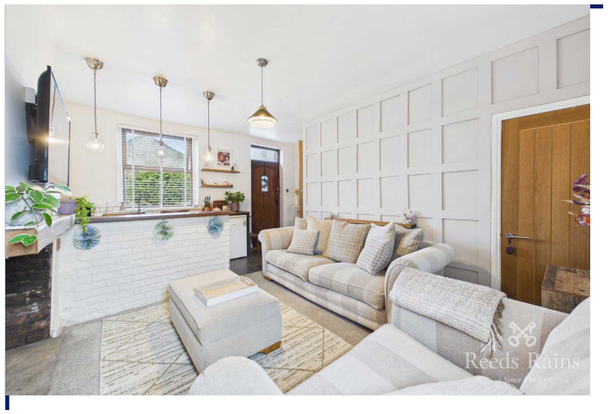


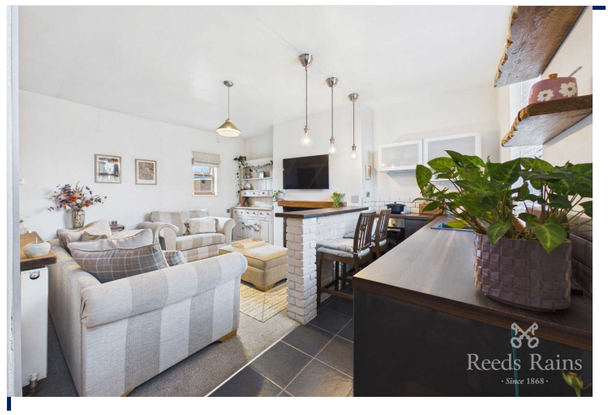














Allison Terrace, Kirkhamgate,
Wakefield, WF2

Guide Price: £160,000 - £170,000 Freehold

Reeds Rains

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The Property Ombudsman

Allison Terrace, Kirkhamgate, Wakefield, WF2

Guide Price: £160,000 - £170,000 Freehold

Council Tax Band: A
EPC Rating: D

GUIDE PRICE £160,000 - £170,000
Charming One-Bedroom Cottage in Quiet Village Setting** This stylish mid-terraced property offers a peaceful and secluded retreat. Features include a well-maintained garden, off-street parking, and a chain-free sale. Perfect for those seeking a homely and scenic escape.

Basement
6'4" x 9'9" (1.93m x 2.97m)
Useful basement space providing additional storage, accessed from the lower level.

Kitchen / Living Area
16'7" x 12'5" (5.05m x 3.78m)
A spacious open-plan kitchen and living area, offering a practical main living space with room for seating, dining and kitchen facilities. The living area benefits from carpeted flooring, wall panelling, a timber fireplace mantle, log burner and UPVC window. The kitchen area features tiled flooring, laminate worktops, fitted wall units, space for white goods, mixer tap sink, splash tiling and breakfast bar.

Bedroom
10'7" x 12'5" (3.23m x 3.78m)
A well-proportioned bedroom offering space for a double bed and additional furniture. Features include carpeted flooring, panelled wall, oak-style door and UPVC door.

Bathroom
5'8" x 9'10" (1.73m x 3m)
Main bathroom fitted with a free-standing bath, separate shower cubicle, WC and wash basin with storage. Additional features include tile-style flooring, heated towel rail, UPVC window and hot and cold tap fittings.

External
Externally, the stone-built property benefits from a quaint rear garden area with turf grass and timber fencing, providing a low-maintenance outdoor space.

Agent Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



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Other important information which you will need to know about this property can be found at reedsrains.co.uk