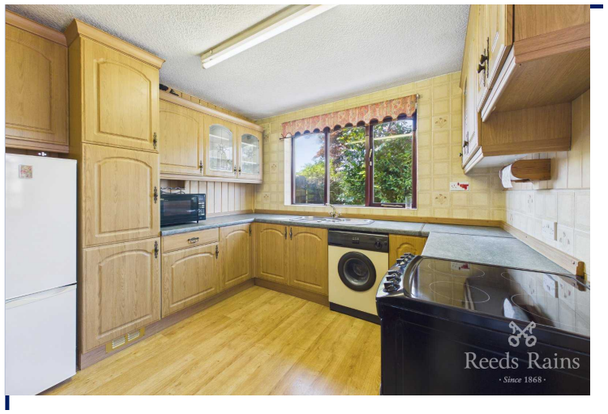


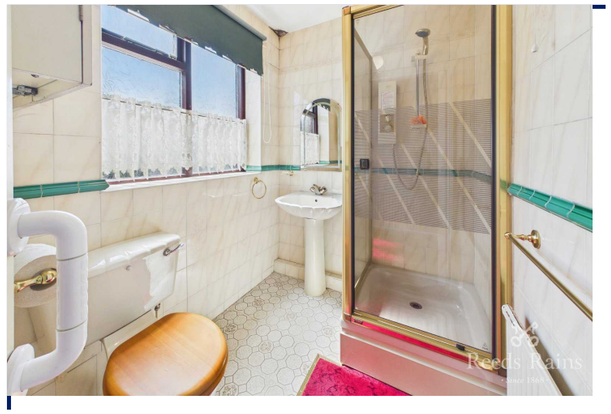














Grime Lane, Sharlston Common,
Wakefield, West Yorkshire, WF4

Asking Price: £200,000
Freehold

Reeds Rains

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Grime Lane, Sharlston Common, Wakefield, West Yorkshire, WF4
Asking Price: £200,000 Freehold

Council Tax Band: B
EPC Rating: TBC

Semi-detached bungalow with 3 bedrooms and a range of desirable features. This property offers accessibility, affordability, and convenience. Boasting a garden, outside space, off-street parking, garage, and being chain-free, it presents a fantastic opportunity for potential buyers.

Entrance Hall
A central entrance hall providing access to the bathroom, Bedroom Three, lounge and inner hallway leading to the remaining bedrooms. Features include carpeted flooring, a gas central heating radiator and timber entrance door.

Kitchen
9'11" x 10' (3.02m x 3.05m)
A well-proportioned separate kitchen fitted with a range of wall and base units, laminate work surfaces and space for freestanding white goods. Further features include wood-style flooring and a gas central heating radiator.

Lounge
15'3" x 10'11" (4.65m x 3.33m)
A spacious main reception room offering ample space for a range of seating and living furniture. Features include carpeted flooring, a feature fireplace and French doors providing access to the rear garden.

Bedroom One
13'3" x 8'11" (4.04m x 2.72m)
A generous principal double bedroom offering space for additional bedroom furniture, with carpeted flooring and a gas central heating radiator.

Bedroom Two
9'2" x 10'2" (2.8m x 3.1m)
A well-proportioned second double bedroom providing space for storage furniture, with carpeted flooring and a gas central heating radiator.

Bedroom Three
8'4" x 6'10" (2.54m x 2.08m)
A versatile single bedroom suitable for use as a child's room, nursery or home office. Features include carpeted flooring, fitted wardrobes and a gas central heating radiator.

Bathroom
6'4" x 5'6" (1.93m x 1.68m)
Fitted with a shower cubicle, low-flush WC and wash basin with a hot and cold tap. Further features include carpeted flooring, tiled finishes, a gas central heating radiator and a frosted-pane window.

External
To the rear is an enclosed garden featuring a paved patio area, grass lawn and established shrubs, surrounded by timber fencing.

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.

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For full EPC please contact the branch.



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