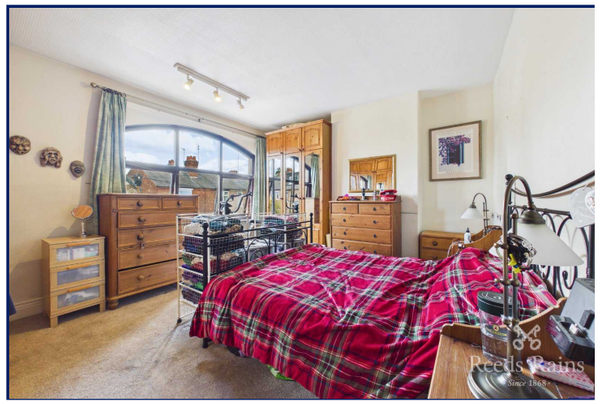
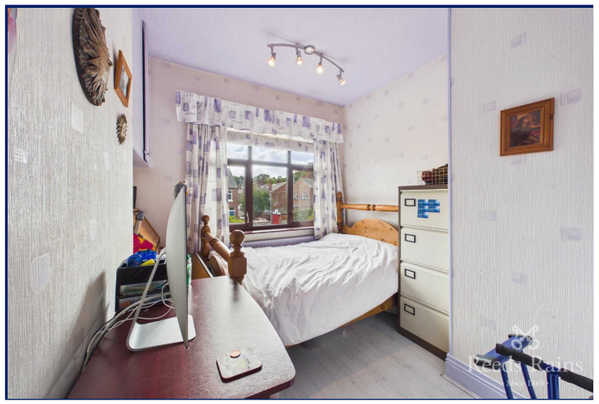
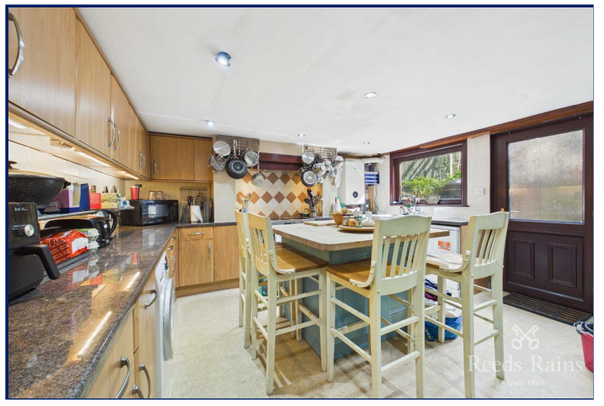




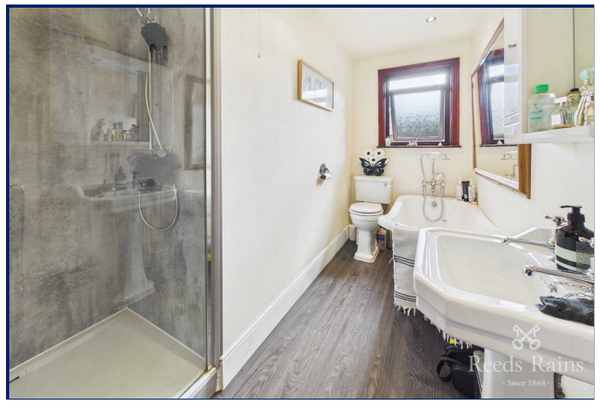












Cotton Street, Wakefield, West Yorkshire, WF2

Asking Price: £285,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Cotton Street, Wakefield, West Yorkshire, WF2

Asking Price: £285,000 Freehold

Council Tax Band: B
EPC Rating: C

Elegant 4/5-bedroom townhouse spread over four floors, located in a sought-after area. This attractive property features a garden, patio, resident parking, and garage. Ideal for a family looking for a spacious and well-connected home. Arrange a viewing now!

Lower Ground Floor

Kitchen/Diner
14'9" x 13'10" (4.5m x 4.22m)
Fitted kitchen comprising of wall and base units with stainless steel sink/drainer and laminate worktops. With space and plumbing for kitchen appliances this home has a rear entrance door and window to the rear.

Bedroom Five
15'9" x 11'6" (4.8m x 3.5m)
Double bedroom with carpeted floor, gas central heating radiator, entrance door and window to the front elevation.

En-Suite
Briefly comprising of; shower cubicle, wash hand basin and low level WC.

Ground Floor

Entrance Hall
With entrance door to the front elevation.

Dining Room
13'4" x 11'3" (4.06m x 3.43m)
Front reception room with feature fireplace, gas central heating radiator and window to the front elevation.

Living Room
15' x 13'10" (4.57m x 4.22m)
Rear reception room with feature fireplace, gas central heating radiator, rear entrance door and window to rear elevation.

First Floor

First Floor Landing
Carpeted landing space with access to the second floor.

Bedroom One
15' x 13'4" (4.57m x 4.06m)
Double bedroom with carpeted floor, gas central heating radiator and window to the front elevation.

Bedroom Two
11'3" x 10'2" (3.43m x 3.1m)
Double bedroom with laminate floor, gas central heating radiator and window to the rear elevation.

Bathroom
10'11" x 6'7" (3.33m x 2m)
This four piece suite briefly comprises of bath with mixer tap and shower attachment, shower cubicle, wash hand basin, low level WC and frosted window.

Second Floor

Second Floor Landing
Carpeted landing space.

Bedroom Three
15'1" x 11'11" (4.6m x 3.63m)
Double bedroom with laminate floor, gas central heating radiator and window to the front elevation.

Bedroom Four
15' x 9'4" (4.57m x 2.84m)
Double bedroom with carpeted floor, gas central heating radiator, Velux window and eaves storage.

External
This home has a buffer garden to the front and an enclosed garden to the rear with paved areas and access out to the rear passed the garage.

Garage
Good size detached garage with up and over door.

Agents 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.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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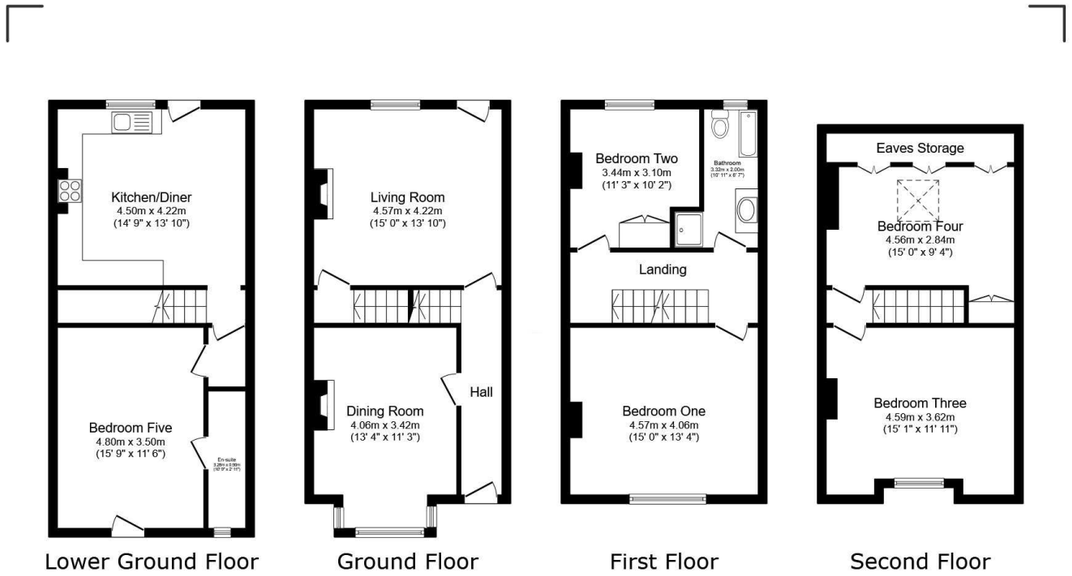
All Measurements
All Measurements are Approximate.

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



For full EPC please contact the branch.

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



Total floor area: 164.6 sq.m. (1,772 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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