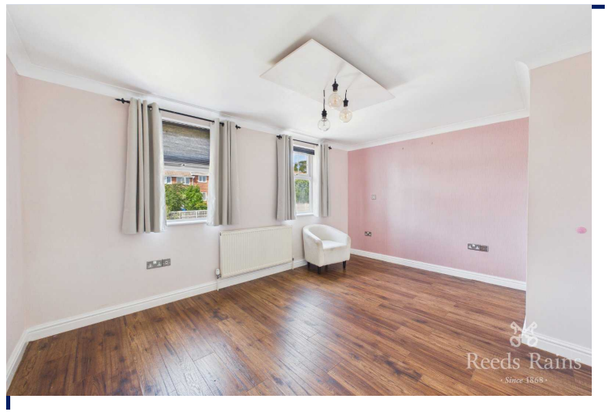
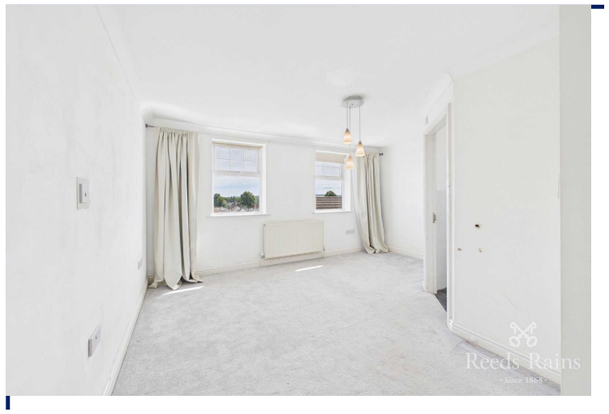
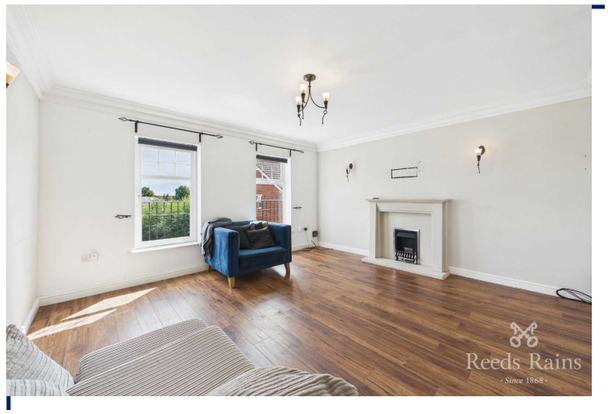


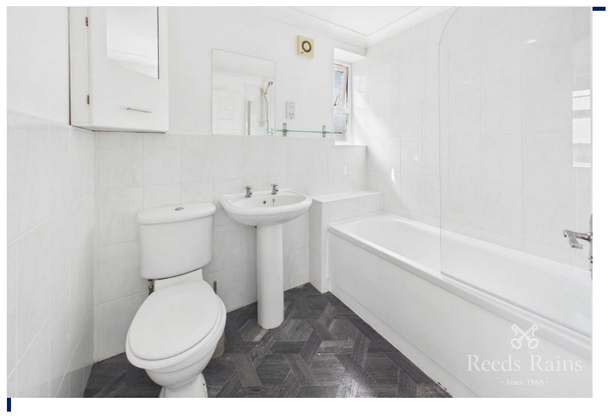


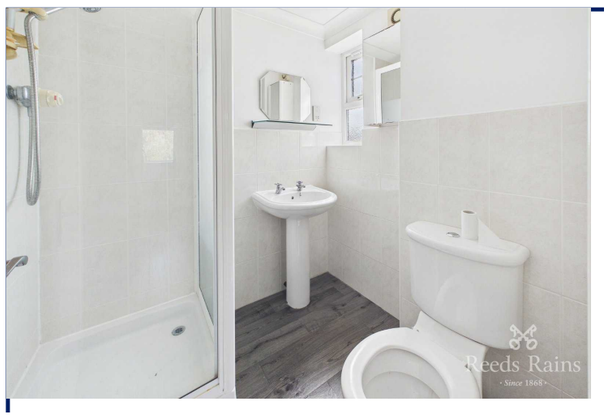












The Courtyard, Wakefield, West Yorkshire, WF2

Guide Price: £220,000
Freehold

Reeds Rains

reedsrains.co.uk

The Courtyard, Wakefield, West Yorkshire, WF2

Guide Price: £220,000 Freehold

Council Tax Band: C
EPC Rating: TBC

Modern townhouse boasting 3 bedrooms in a sought-after location. This property offers a delightful blend of modern features and traditional charm. Featuring off-street parking, garage, and being chain-free, this home is perfect for families or investors. Don't miss out on this opportunity!

Ground Floor

Entrance Hall
With entrance door to the front elevation, storage cupboard, laminate floor and gas central heating radiator.

Shower Room
10' x 2'11" (3.05m x 0.9m)
Fully tiled suite briefly comprising of; walk in shower unit, wash hand basin, low level WC, heated towel radiator and extractor fan.

Utility Room
9'1" x 5'11" (2.77m x 1.8m)
Fitted with base units, stainless steel sink/drainer and laminate worktops. Also with plumbing for a washing machine. This room has laminate floor, gas central heating radiator and rear entrance door.

Bedroom Three
9'2" x 8'4" (2.8m x 2.54m)
Downstairs bedroom with laminate floor, gas central heating radiator and uPVC double glazed window to the rear elevation.

Garage
1'4" x 8'2" (0.4m x 2.5m)
With power and light this garage also has an up and over door to the front elevation.

First Floor

First Floor Landing
Carpeted landing space with gas central heating radiator.

Open Plan Kitchen/Diner
14'8" x 16'1" (4.47m x 4.9m)
Fitted kitchen comprising of wall and base units, with stainless steel sink/drainer and laminate worktops. With integrated oven, gas hob and cooker hood over. This room has laminate floor, gas central heating radiator and two uPVC double glazed windows to the rear elevation.

Living Room
13'9" x 14'8" (4.2m x 4.47m)
Reception room with feature fireplace, gas central heating radiator, two uPVC double glazed windows to the front elevation and laminate floor.

Second Floor

Second Floor Landing
Carpeted landing space with gas central heating radiator.

Bedroom One
10'6" x 14'9" (3.2m x 4.5m)
Double bedroom with laminate floor, gas central heating radiator and two uPVC double glazed windows to the rear elevation.

En-Suite
5'4" x 6'2" (1.63m x 1.88m)
Partially tiled suite briefly comprising of shower cubicle, wash hand basin, low level WC, gas central heating radiator and uPVC double glazed frosted window.

Bedroom Two
13'10" x 14'8" (4.22m x 4.47m)
Double bedroom with carpeted floor, gas central heating radiator and two uPVC double glazed windows to the front elevation.

En-Suite
7'1" x 6'2" (2.16m x 1.88m)
Partially tiled suite briefly comprising of bath with shower over, wash hand basin, low level WC, gas central heating radiator and uPVC double glazed frosted window.

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.

External
This home has off street parking to the front an an enclosed garden to the rear.

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.

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All Measurements
All Measurements are Approximate.

For full EPC please contact the branch.

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.



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