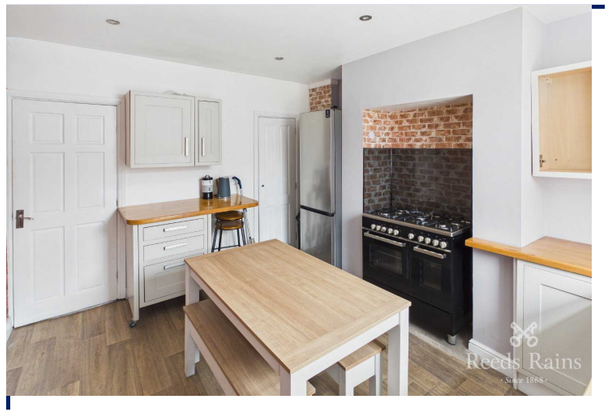
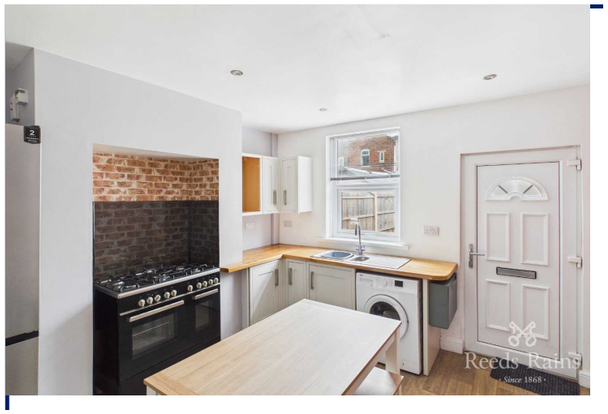




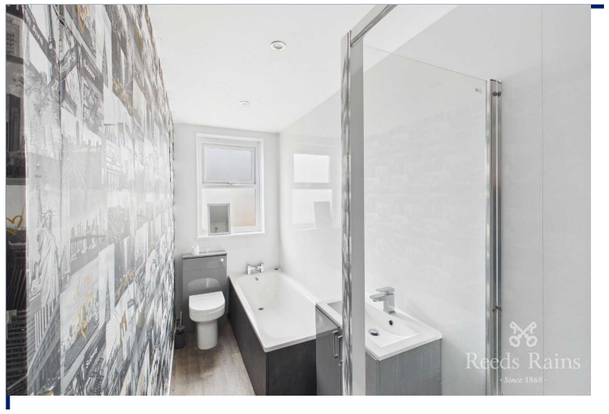












Denby Dale Road, Calder Grove,
Wakefield, West Yorkshire, WF4

Offers in excess of: £160,000
Freehold

Reeds Rains

reedsrains.co.uk

Denby Dale Road, Calder Grove, Wakefield, West Yorkshire, WF4

Offers in excess of: £160,000 Freehold

Council Tax Band: B
EPC Rating: TBC

OFFERED WITH NO CHAIN. This charming and well-maintained property exudes a homely and inviting atmosphere. Features include a lovely garden and off-street parking. Perfect for those seeking a comfortable and welcoming home.

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.

Ground Floor

Living Room
12'2" x 11'3" (3.7m x 3.43m)
Front reception room with carpeted floor, gas central heating radiator, composite entrance door to the front elevation and uPVC double glazed window.

Kitchen/Diner
13' x 11'3" (3.96m x 3.43m)
Fitted kitchen comprising of wall and base units with stainless steel sink/drainer and complimentary worktops. With space for kitchen appliances, vinyl floor, gas central heating radiator, rear entrance door and uPVC double glazed window to the rear elevation.

First Floor

First Floor Landing
Carpeted landing space with loft access. Attic space with new roof and Velux Style window.

Bedroom One
12'1" x 11'4" (3.68m x 3.45m)
Double bedroom with built in storage, carpeted floor, gas central heating radiator and uPVC double glazed window to the front elevation.

Bedroom Two
9'5" x 5'4" (2.87m x 1.63m)
Bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window to the front elevation.

Bathroom
12'10" x 4'4" (3.9m x 1.32m)
Four piece bathroom suite briefly comprising of; bath with mixer taps, shower cubicle, wash hand basin with vanity units, low level WC and uPVC double glazed frosted window.

External
To the front this home has a concrete print driveway. To the rear of the property is an enclosed garden with fenced boundaries made up of concrete print patio area, artificial grass and summer house.

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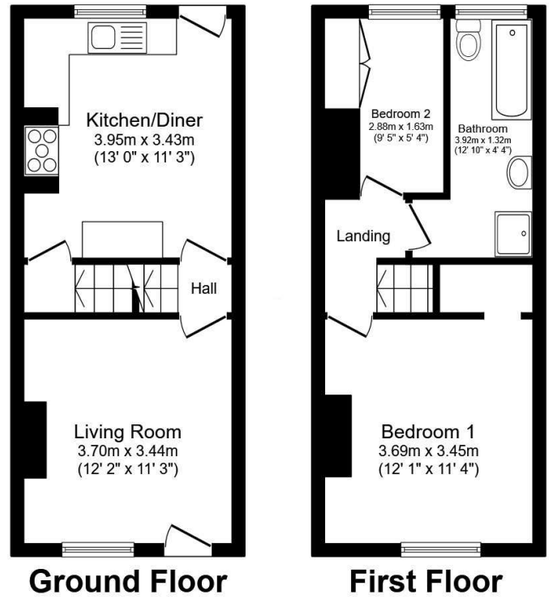
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All Measurements
All Measurements are Approximate.

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.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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.

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