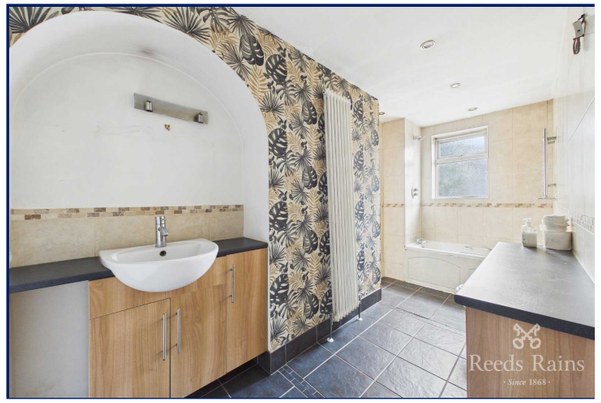
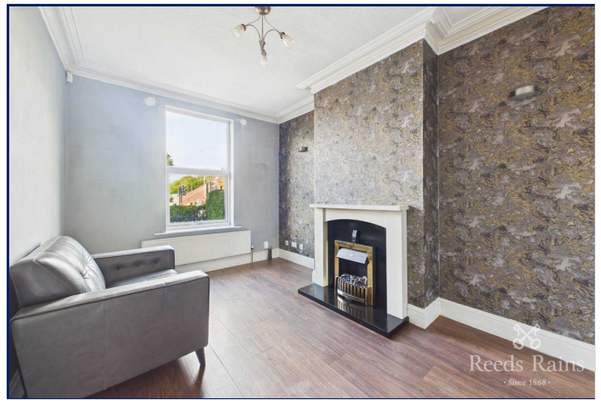




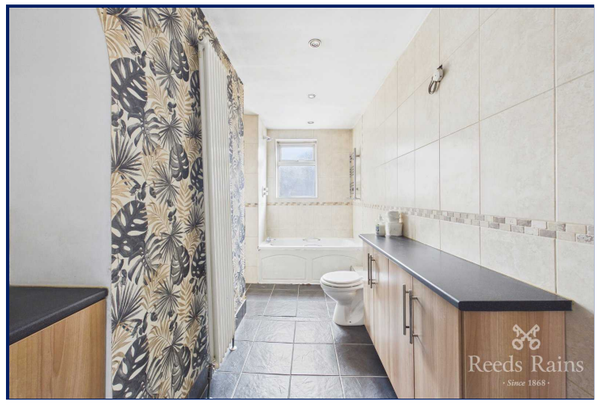












Holmfield Lane, Wakefield, West Yorkshire, WF2

Guide Price: £190,000
Freehold

Reeds Rains

reedsrains.co.uk

Holmfield Lane, Wakefield, West Yorkshire, WF2

Guide Price: £190,000 Freehold

Council Tax Band: A
EPC Rating: E

*** Guide Price £190,000 - £220,000 *** This exceptional 4-floor property exudes potential and is conveniently located within a mile of Wakefield City Centre. Offering a charming 3-bedroom layout, spacious garden, and ample natural light, this home is perfect for families seeking a comfortable living space in a peaceful neighbourhood. Don't miss this delightful opportunity!

Ground Floor

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

Lounge
9'10" x 13'10" (3m x 4.22m)
Front reception room with feature fireplace, laminate floor, gas central heating radiator and uPVC double glazed window to the front elevation.

Dining Room
15' x 13'8" (4.57m x 4.17m)
Rear reception room with feature fireplace, laminate floor, gas central heating radiator and uPVC double glazed window to the rear elevation.

Kitchen
6'10" x 8'10" (2.08m x 2.7m)
Fitted kitchen comprising of wall and base units with sink/drainer and laminate worktops. With integrated electric oven, gas hob and cooker hood over. This room has a tiled floor, gas central heating radiator, uPVC double glazed window to the side elevation and rear entrance door.

First Floor

First Floor Landing
Carpeted landing space with multiple gas central heating radiators, storage cupboard and uPVC double glazed window to the front elevation.

Bedroom Two
8'9" x 13'9" (2.67m x 4.2m)
Double bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window to the front elevation.

Bedroom Three
9' x 10'10" (2.74m x 3.3m)
Double bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window to the rear elevation.

Bathroom
4'9" x 13'10" (1.45m x 4.22m)
This suite briefly comprises of; bath with mixer taps, wash hand basin with vanity units, low level WC, heated towel radiator and uPVC double glazed frosted window.

Second Floor

Bedroom One
14'1" x 12'11" (4.3m x 3.94m)
Double bedroom with carpeted floor, gas central heating radiator and uPVC double glazed window to the front elevation.

Dressing Area
5'7" x 7'5" (1.7m x 2.26m)

Lower Ground Floor

Basement
9'11" x 14' (3.02m x 4.27m)
Convenient storage space with good head height.

Boiler
This property had a new boiler installed in July 2025 and still has 4 years remaining on the warranty.

External
This home has a buffer garden to the front and a rear garden area. There is permit parking to the front.

Agents Notes
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