



**6 Little Wood Way, Wakefield, WF1 5FL**  
**£279,995**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern high specification detached house located on a corner plot within a modern development with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2021 the property still benefits from 5 years remaining of its New Home Structural Warranty.

The property benefits from Hive controlled central heating and PVCu double glazing. There is an impressive living dining kitchen with integrated appliances plus a contemporary bathroom, en suite and WC. Items of note include bi fold doors, media wall with remote controlled electric fire, air conditioning to bedroom 1 plus fitted wardrobes to bedroom 2. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, living dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property is located on a corner plot with patio and lawns plus external tap and power. There is driveway parking for 2 cars.

Tenure - Freehold  
Estate Management Fee - £133 pa (Not yet collected)  
Council Tax - Band D

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With fitted flooring. Access to store.

#### Living Dining Kitchen 26'2"(max) x 17'5"(max) (8.00m(max) x 5.33m(max))

A light triple aspect room having a comprehensive range of wall and base units with complimenting laminate worktops. Having an integrated double oven, microwave, hob, hood, dishwasher, washer drier and fridge freezer.

Having a media wall with remote controlled electric fire and bi fold doors plus luxury flooring.

#### WC 5'7"(max) x 5'1"(max) (1.71m(max) x 1.55m(max))

Having contemporary white sanitary ware, tiling, recessed spot lights and luxury flooring.

### FIRST FLOOR

#### Landing

With fitted carpets. Access to airing cupboard.

#### Bedroom 1 14'3"(max) x 13'6"(max) (4.35m(max) x 4.14m(max))

A light dual aspect room with air conditioning offering warm and cool air. With carpets and blinds.

#### En Suite 8'2" x 3'10" (2.51m x 1.19m)

Having contemporary white sanitary ware, tiling, floor tiling, chrome ladder radiator, recessed spot lights and blind.

#### Bedroom 2 11'5"(max) x 10'3"(max) (3.50m(max) x 3.14m(max))

A light dual aspect room with fitted wardrobes, carpets and blinds.

#### Bedroom 3 10'2"(max) x 6'10"(max) (3.11m(max) x 2.09m(max))

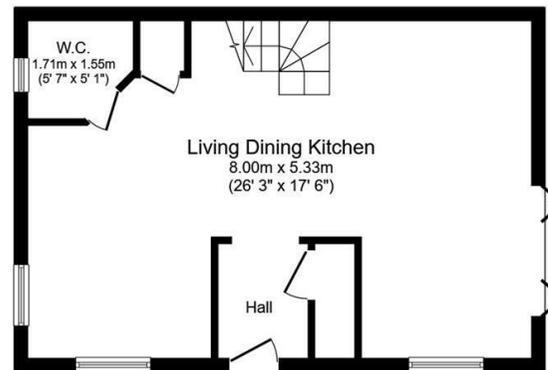
With carpets and blinds.

#### Bathroom 6'10" x 5'6" (2.09m x 1.68m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, chrome ladder radiator, recessed spot lights and blind.

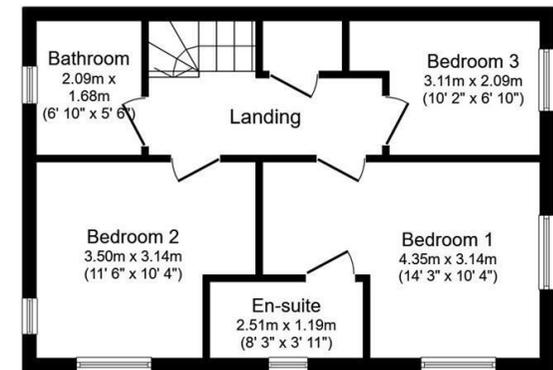
### EXTERNAL

The property is located on a corner plot with patio and lawns plus external tap and power. There is driveway parking for 2 cars.



Ground Floor

Floor area 42.6 sq.m. (459 sq.ft.)



First Floor

Floor area 42.6 sq.m. (459 sq.ft.)

Total floor area: 85.2 sq.m. (917 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](http://www.PropertyBox.io)

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