



2 Sintering Crescent, Wakefield, WF1 2GN
£323,995

The Property Perspective

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PROPERTY
PERSPECTIVE

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom semi-detached house, situated in Wakefield. Benefiting from spacious living accommodation set over 3 floors, private landscaped rear garden and modern sophisticated decor throughout.

The living accommodation briefly comprises of; dining room, open plan kitchen/diner and WC/cloaks. To the first floor lounge, master bedroom with Jack'n'Jill bathroom and to the second floor 3 bedrooms, en-suite shower room and family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Service charge - £118pa

Council tax band - D

GROUND FLOOR

Dining room 13'11" x 8'10" (4.25m x 2.70m)

Carpet flooring with curtains and blind

Kitchen/diner 13'1" x 15'11" (3.99m x 4.87m)

Tile flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and fridge-freezer

WC/cloaks

Tile flooring with 2 piece bathroom suite in white, radiator and blind

FIRST FLOOR

Lounge 13'6" x 16'0" (4.13m x 4.90m)

Carpet flooring with Juliet balcony, curtains and blind

Bedroom 11'9" x 9'3" (3.60m x 2.83m)

Carpet flooring with window to the front elevation, curtains, blind and fitted wardrobes

Jack n Jill Bathroom

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, radiator and blind

SECOND FLOOR

Bedroom 12'8" x 9'1" (3.87m x 2.78m)

Carpet flooring with window to the rear elevation, curtains and blind

En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, radiator and partially tiled decor

Bedroom 11'4" x 9'0" (3.47m x 2.76m)

Carpet flooring with window to the front elevation, curtains and blind

Bedroom 6'3" x 9'6" (1.91m x 2.91m)

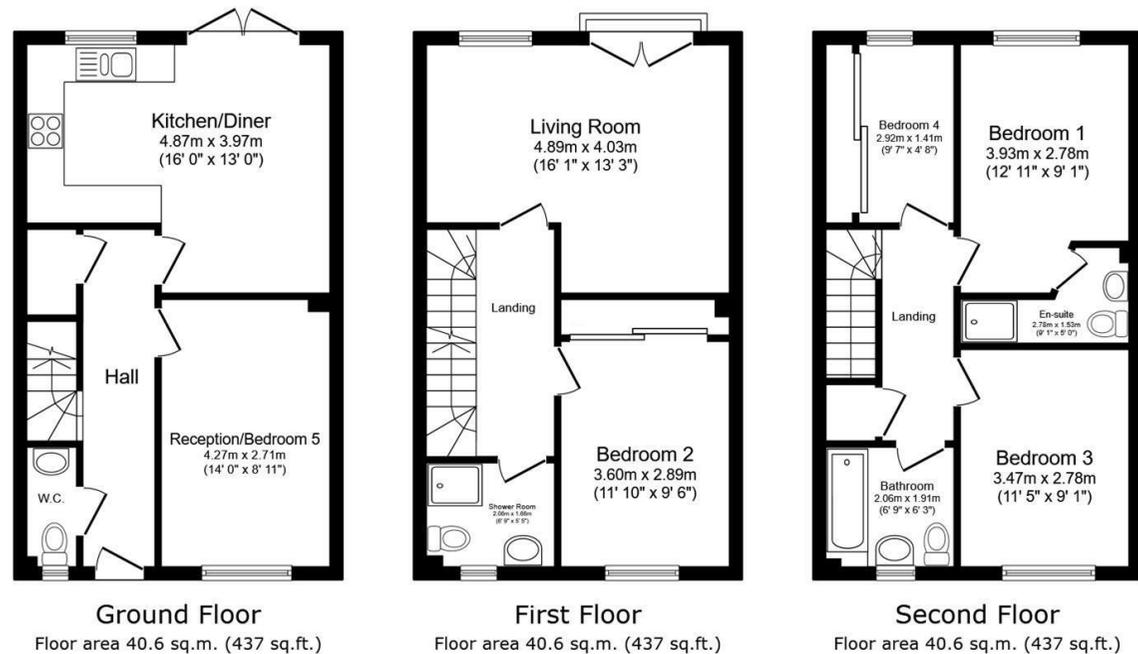
Carpet flooring with window to the rear elevation, blind and fitted wardrobes

Bathroom

Tile flooring with 3 piece bathroom suite in white, radiator, blind and tiled decor

EXTERNAL

Beautifully presented and deceptively spacious rear garden, enclosed by panel fencing with laid to lawn and patio area. Large tandem driveway, leading to a detached single garage with up&over door.



Total floor area: 121.8 sq.m. (1,311 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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