



Guide Price £220,000

- Impressive two-bedroom townhouse
- Open plan living area with private South facing balcony
- En-suite and fitted wardrobes to master bedroom
- Allocated parking space plus visitor passes
- Council Tax Band B
- EPC Rating B

12 Finchdale Close, Wakefield, West Yorkshire, WF1 2GB

Ideally situated in a quiet cul-de-sac just a short distance from Wakefield city centre, this two-bedroom townhouse is beautifully presented throughout. Having accommodation arranged over three floors and a significantly upgraded specification it is certain to appeal to a wide variety of purchasers, and an early viewing is highly recommended.

34 Queen Street, Morley, Leeds, S27 9BR
Tel: 0113 322 6333 Email: morley@dacres.co.uk



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General Remarks

A fabulous opportunity to purchase a modern, stylish townhouse with accommodation arranged over three floors and offering spacious and versatile living space. Situated within easy reach of the city centre and Westgate train station a viewing is essential to fully appreciate everything this property has to offer.

The ground floor accommodation comprises; - entrance hall with stairs to the first floor, spacious double bedroom which is currently used as an office and a fully tiled shower room which has an electric shower, WC, wash basin and a utility cupboard which houses the washer/dryer combi and is included with the sale.

To the first floor there is an open plan living area with patio doors to the South facing balcony and a dedicated kitchen area. The kitchen has fitted wall and base units, ample worktop space and integrated appliances include - hob, oven, fridge and freezer.

The second floor is dedicated to the master bedroom which has fitted wardrobes and a fully tiled en-suite bathroom with a modern three-piece suite. The loft is accessed from this bedroom and provides an additional storage space.

Externally, the property has an allocated parking space, and the property has two visitors passes which can be given out as required.

Local Authority & Council Tax Band

- Wakefield Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- All mains services, central heating Allocated and visitor parking is available.
- We are advised that there is RMG charge of £108.45 every six months

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

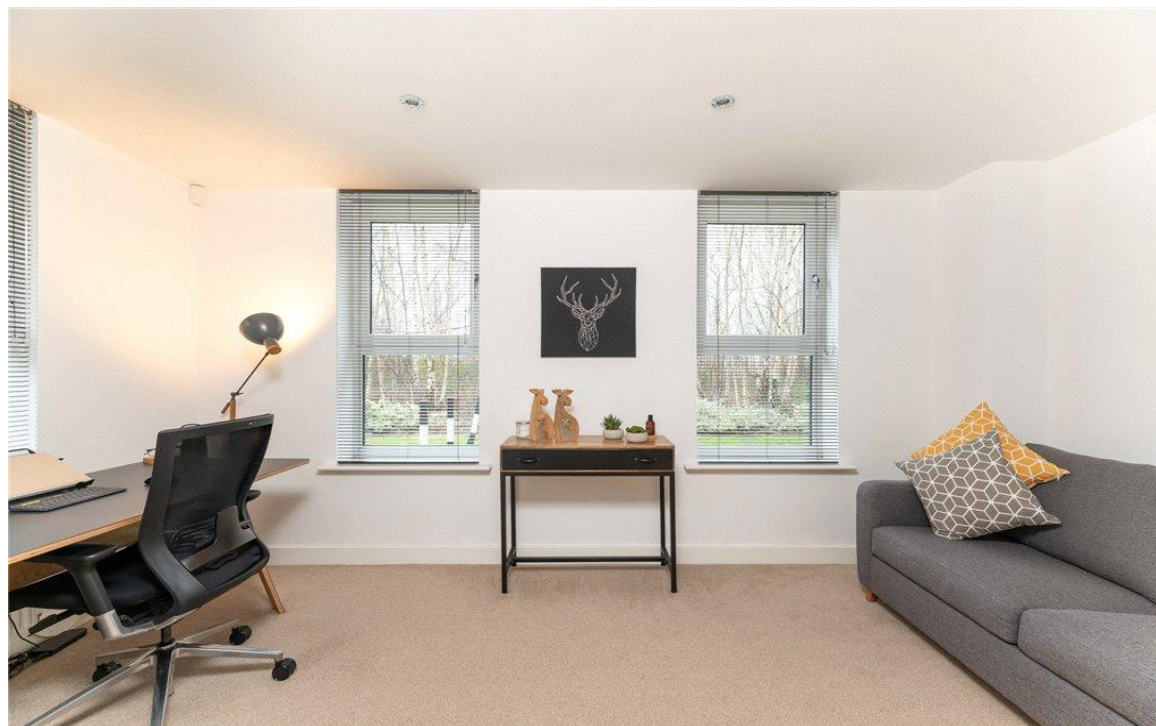
Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

Referral fees

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ARRANGE A VIEWING

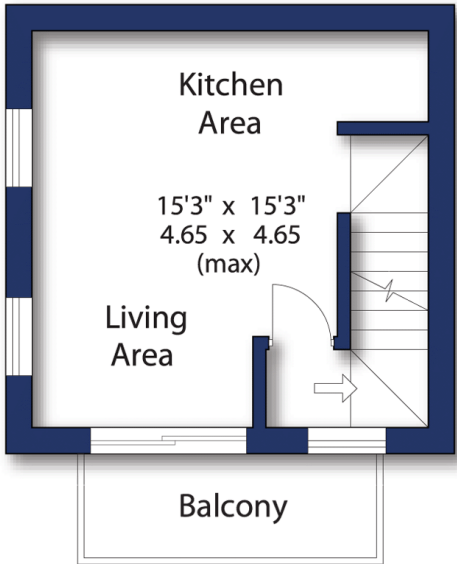


Call 0113 322 6333 or Email
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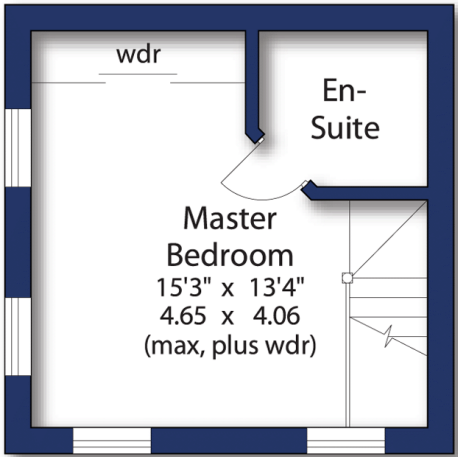
Floorplans



Ground Floor



First Floor



Second Floor

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Mortgage
Advice Bureau

01274 515 763



Dacres Surveys

Call for a quote
01943 885 400

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