Dacre, Son & Hartley

20 Yorkshire Offices

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4 Woodbridge Close, Eastmoor, Wakefield, WF1 4LN

Offered for sale with NO ONWARD CHAIN, this deceptively spacious mid-townhouse is ideally located in a quiet cul-de-sac within walking distance of Wakefield city centre. Having two double bedrooms, full width dining kitchen, conservatory and garage with off-street parking it would be ideal for first time buyers or investors.

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4 Woodbridge Close, Eastmoor, Wakefield, West Yorkshire, WF1 4LN



General Remarks

A fabulous opportunity for a first-time buyer or property investor to purchase an internally spacious, two-bedroom mid-townhouse. Offered for sale with NO ONWARD CHAIN the property is beautifully presented and tastefully decorated throughout and is ready to move straight in to. An early viewing is highly recommended.

The ground floor accommodation comprises; - front entrance porch with built in storage, spacious living room with an open staircase to the first floor, full width dining kitchen and a generous conservatory with direct access to the rear garden.

The spacious dining kitchen will easily accommodate a dining table, the kitchen area has fitted wall and base units, ample worktop space and integrated appliances include; - gas hob, electric oven and plumbing is provided for an automatic washing machine. Complementing the dining kitchen is a good sized understairs storage cupboard.

To the first floor there are two double bedrooms and a modern, fully tiled shower room having a walk-in shower, illuminated mirror, WC, wash basin and a linen cupboard. The landing provides access to the loft which has a retractable ladder and offers a useful additional storage space.

Externally, to the front of the property there is a small, low maintenance garden. The larger, rear garden is fully enclosed and mostly decked which provides the perfect space for relaxing or enjoying a barbecue. The property benefits from having off-street parking for two vehicles to the front of the single garage.

The property is situated in a quiet cul-de-sac in Eastmoor which has good local amenities, excellent public transport links and is easily within walking distance of Wakefield city centre and Kirkgate train station which runs regular services to Leeds city centre.





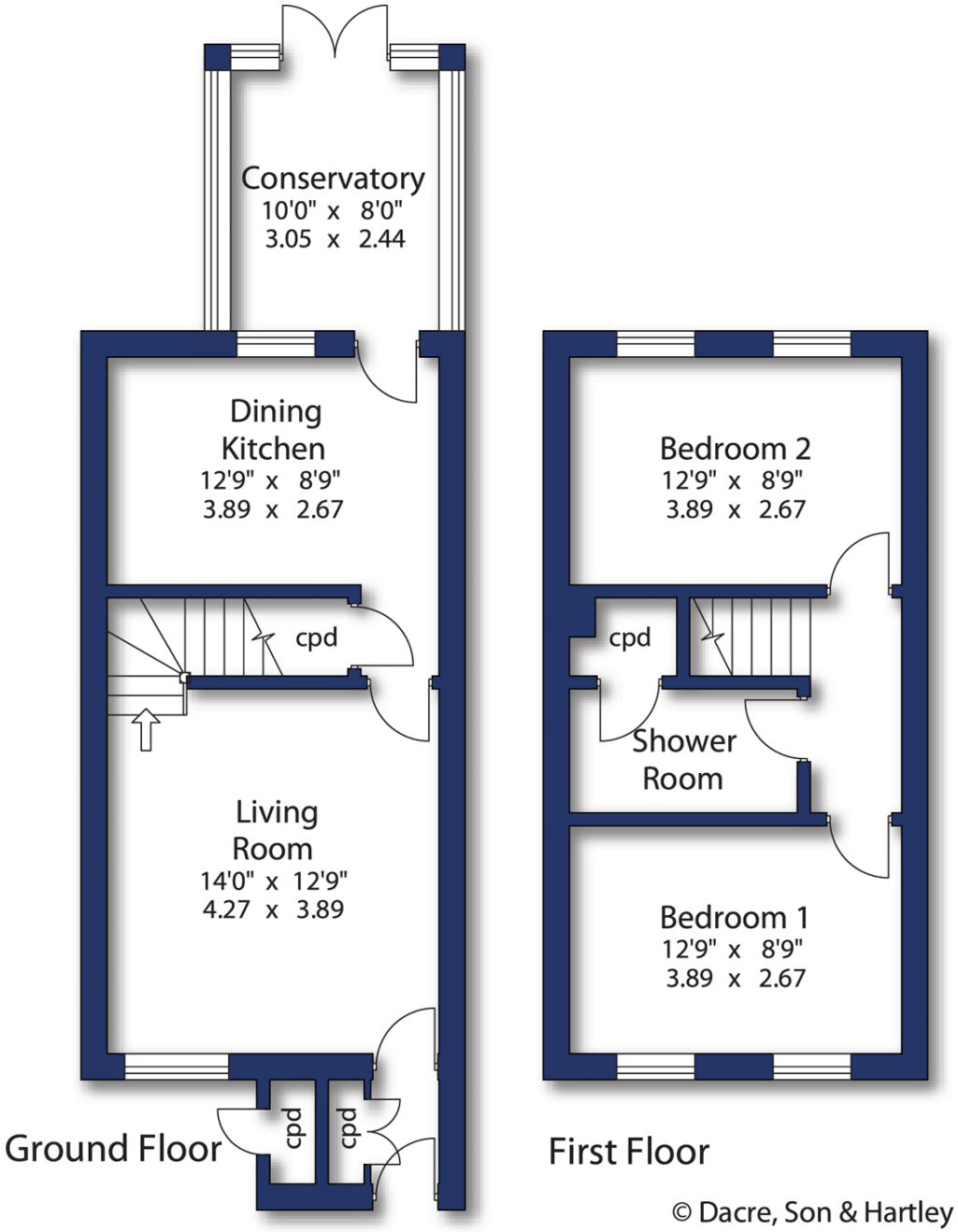








Floorplans



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Local Authority & Council Tax Band

- Wakefield Council
- Council Tax Band B

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

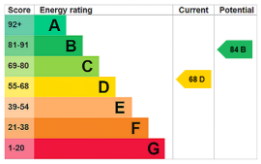
Agent's notes

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

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