



2 Eastwood Avenue

Wakefield | WF2 0HE

Offers In Region Of
£84,995

We are pleased bring to the market this TWO BEDROOM (formally a three bedroom) end town house situated in this popular residential location within easy reach of Wakefield City Centre and the M1 motorway network. The property requires a complete refurbishment program but this is reflected in the modest asking price.

 **Cooper & Cutt**
ESTATE AGENTS



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The property has the addition of a large garden to the side with the potential to build an extension or single dwelling, subject to the necessary planning permission.

It comprises of entrance hall, through lounge/diner, kitchen, under stairs storage, stairs and landing, two bedrooms, large house bathroom with a separate shower cubicle and a separate WC. Gardens to front, side and rear with off street parking to the rear. Small plot of land included which a garage can be sited on (see title plan).

ENTRANCE HALL, STAIRS AND LANDING

Double glazed wooden framed front entrance door. Wood framed double glazed window to the top of the stairs. Access to loft space. Airing cupboard with hot water cylinder.

LOUNGE / DINER

12' 0" x 25' 6" (3.66m x 7.77m)

Fitted gas fire set in stone hearth and interior with wood tops. Large wood framed double glazed window unit to the front with three top openers. Floor to ceiling wood framed double glazed window unit to the rear with two top openers. Two wall light fittings. Double panel central heating radiator in the lounge area. Single panel central heating radiator in the dining area.

KITCHEN

Dark wood units and cupboards with cream worktops incorporating 1 ½ bowl single drainer sink unit. Plumbing for washer and space for fridge freezer. Wood framed double glazed window unit with top opener. Wood double glazed rear door.

UNDER STAIRS STORAGE

Housing the central heating boiler, electric meter and mains electric fuse boards.

SEPARATE WC

Green WC. Wood framed double glazed window unit with top opener.

BATHROOM

11' 11" x 7' 1" (3.63m x 2.16m)

This room was made larger by taking the third bedroom out but this can easily be altered back. Fully tiled walls with a large green corner bath, separate shower cubicle and wash hand basin. Large wood framed double glazed window unit with two opening windows. Single panel central heating radiator.

MASTER BEDROOM

19' 0" x 8' 11" (5.79m x 2.72m)

Originally two bedrooms. Large wood framed double glazed window unit with three top openers. Single panel central heating radiator.

BEDROOM TWO

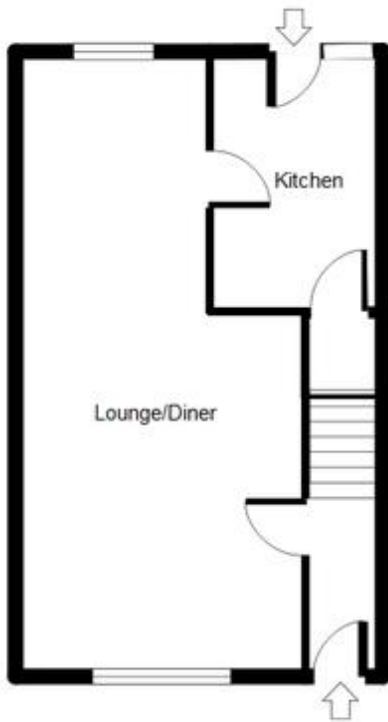
5' 11" x 9' 4" (1.8m x 2.84m)

Wood framed double glazed window unit with two top openers. Single panel central heating radiator.

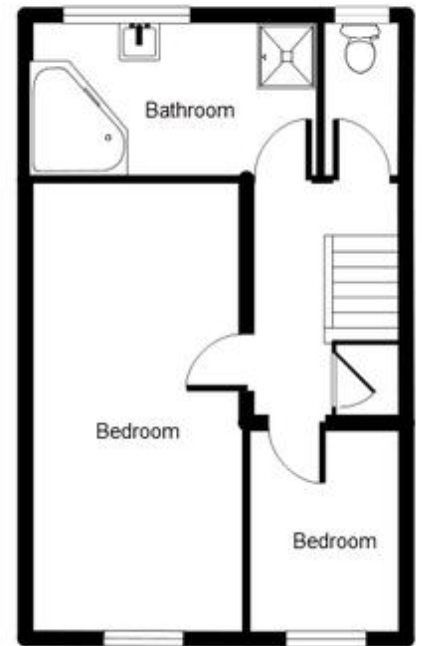
OUTSIDE

There are large gardens to the front, side and rear with the possibility of an extension or single dwelling to be built on the end, subject to the necessary planning conditions and permission. The rear garden is mainly paved with double gates for off street parking. There is also some land with the property for the erection of a garage in a nearby plot (see title plan).

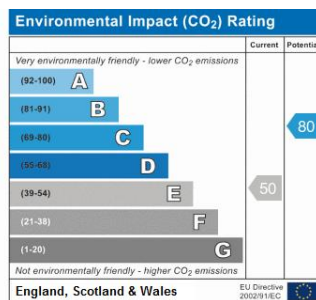
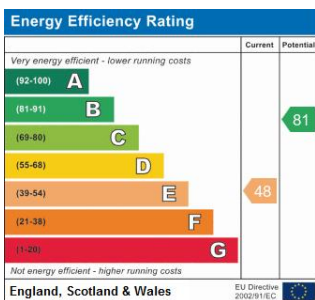




GROUND FLOOR



FIRST FLOOR



COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Wakefield Metropolitan District council

OFFICE

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West Yorkshire
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements