

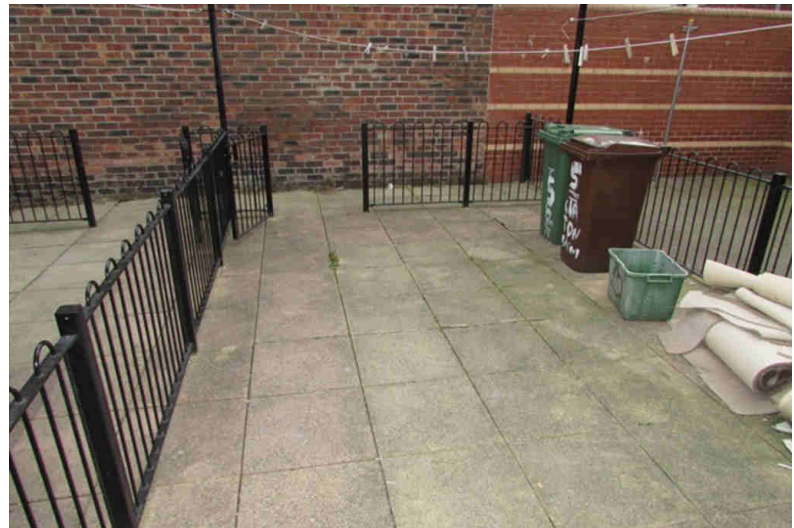
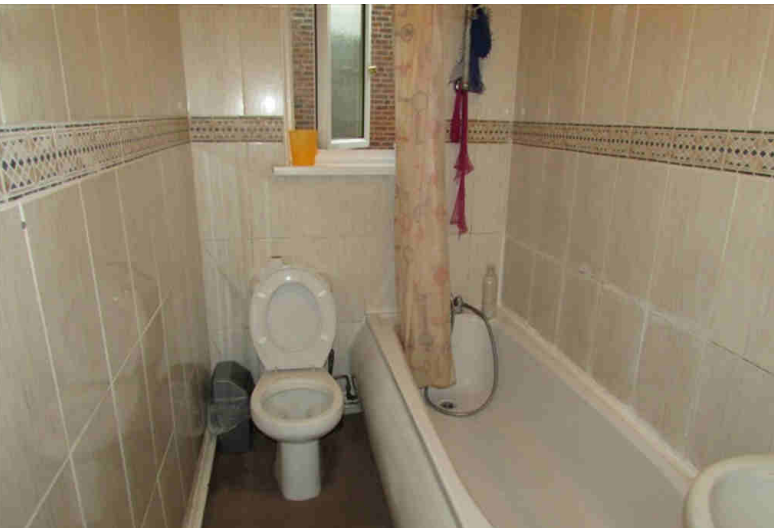


5 Clayton Street | Wakefield | WF2 8TB

£81,995

In need of some modernisation is this TWO BEDROOM middle terrace house handily situated for access to Wakefield City Centre and Westgate Railway Station.

 **Cooper & Cutt**
ESTATE AGENTS



In need of some modernisation is this TWO BEDROOM middle terrace house handily situated for access to Wakefield City Centre and Westgate Railway Station.

Sure to appeal to the expanding family, first time buyers or indeed an investor looking to increase their portfolio.

The property benefits from PVCu double glazing throughout and comprises of lounge, large dining kitchen, basement storage cellar, two bedrooms (one double and one single) and a house bathroom/WC. Paved yard to the rear. On street parking to the front.

GROUND FLOOR

LOUNGE 11' 10" x 12' 0" (3.61m x 3.66m)

White PVCu entrance door. Fitted gas fire set in marble hearth and interior. PVCu double glazed window.

INNER HALL

BASEMENT STORAGE CELLAR

Light and power available.

DINING KITCHEN 11' 9" x 11' 7" (3.58m x 3.53m) Fitted base and wall cupboards to two walls. PVCu double glazed window unit. Plumbing for automatic washer. Gas cooker point. Stainless steel sink. White PVCu rear door. Wall mounted gas water heater.

FIRST FLOOR

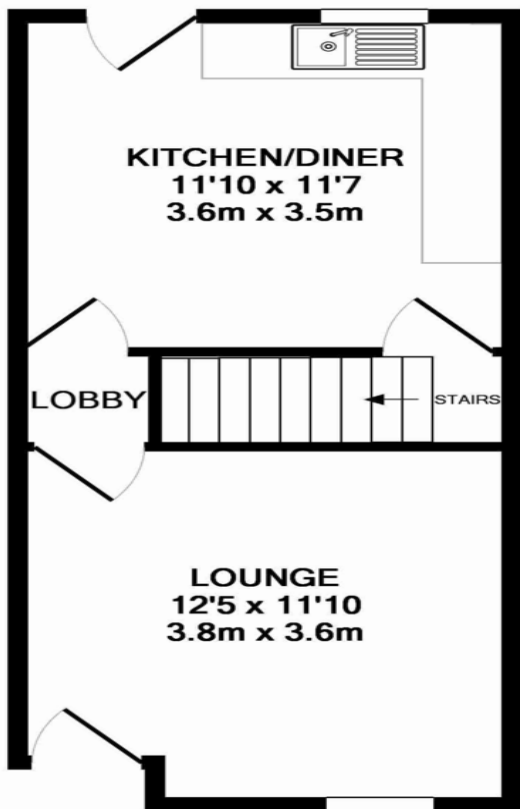
BEDROOM ONE MASTER 11' 11" x 12' 1" (3.63m x 3.68m) PVCu double glazed window unit. Built in storage cupboard over stairs.

BEDROOM TWO 5' 6" x 11' 7" (1.68m x 3.53m) PVCu double glazed window unit. Built in storage cupboard in one alcove.

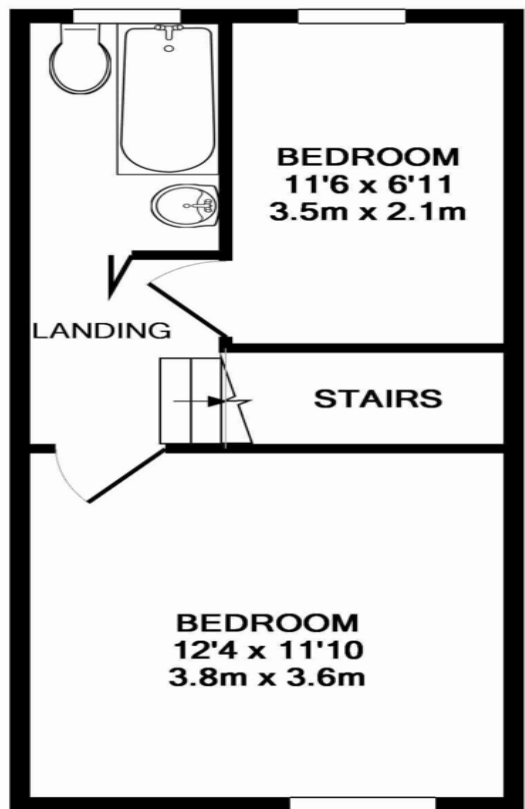
BATHROOM 8' 0" x 4' 8" (2.44m x 1.42m)

White three piece suite with tiling above. PVCu double glazed window unit.

OUTSIDE On street parking to the front. Paved yard to rear with metal perimeter railings.

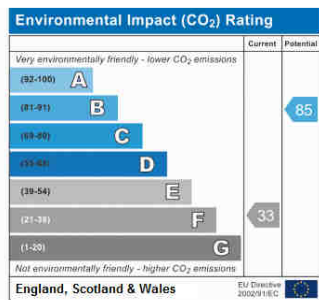
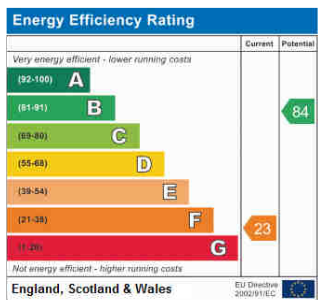


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Address:
5 Clayton Street, Wakefield, WF2 8TB

COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Wakefield Metropolitan District council

OFFICE

17 Wood Street
Wakefield
West Yorkshire
WF1 2EL

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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