



35 Cliff Street

Wakefield | WF2 0DW

We are pleased to bring to the market this well presented THREE BEDROOM semi detached family home which was completely refurbished in 2009 by the present owner.

Guide price of £145,000

**\*\*MUST BE VIEWED INTERNALLY\*\***

 **Cooper & Cutt**  
ESTATE AGENTS



We are pleased to bring to the market this well presented THREE BEDROOM semi detached family home which was completely refurbished in 2009 by the present owner.

It is situated within an easy walk of Wakefield City Centre and approx 2 miles to the M1 motorway network making this property easily assessable to all amenities.

The property benefits from PVCu double glazing and gas fired central heating throughout together with driveway parking, a detached garage, an intruder alarm system and easily manageable front and rear gardens.

Accommodation comprises of entrance lobby, through lounge, separate kitchen, stairs and landing, three bedrooms (two double, one single) and a house bathroom/WC with shower. Driveway for 2/3 cars. Detached garage. Gardens to front and rear.

An early viewing is recommended to appreciate the quality of the refurb project carried out in recent years.

Can be occupied with a minimum expense.

## GROUND FLOOR

### ENTRANCE LOBBY

White PVCu entrance door with stained glass. Electric RCD fuse board. Single central heating radiator. Intruder alarm panel box.

### THROUGH LOUNGE

14'2" x 23'0" plus bay window

Fitted gas fire set in attractive limestone hearth and interior. Aerial socket. Patio doors to dining area leading to rear garden. Two central heating radiators.

### KITCHEN

10'0" x 8'2"

Range of modern base and wall cupboards incorporating 1 ½ bowl stainless steel sink unit and wine rack. Fitted extractor hood. Space for free standing cooker, fridge/freezer unit and washing machine. Recessed spotlights. Rear white PVCu door

### STAIRS AND LANDING

Window to side elevation. Access to loft space. Alarm sensor.

### MASTER BEDROOM FRONT

10'7" x 12'10"

Central heating radiator.

### BEDROOM TWO REAR

10'7" x 10'0"

Central heating radiator

### BEDROOM THREE FRONT

6'7" x 5'11"

Central heating radiator. Built in airing cupboard over stairs.

### BATHROOM/WC

6'6" x 4'10"

Three piece white suite comprising of panelled bath, wash hand basin and low level WC. Chrome taps and waste to bath and wash basin. Fitted Mira shower unit over bath with glass shower screen. Chrome Central heating towel rail. Tiled floor. Recessed spotlights. Extractor fan.

### OUTSIDE

Modern paved patio to rear with lawn area and boundary fencing. Driveway leading to long detached garage with up-and-over door, light and power and is also linked to the intruder alarm system. Front garden is mainly lawned.

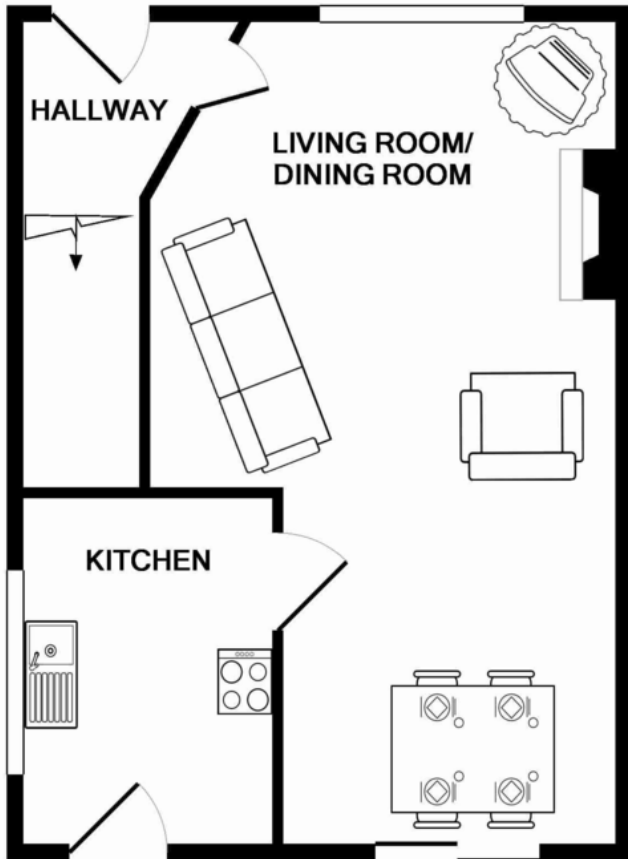
### SERVICES

All mains services are connected.

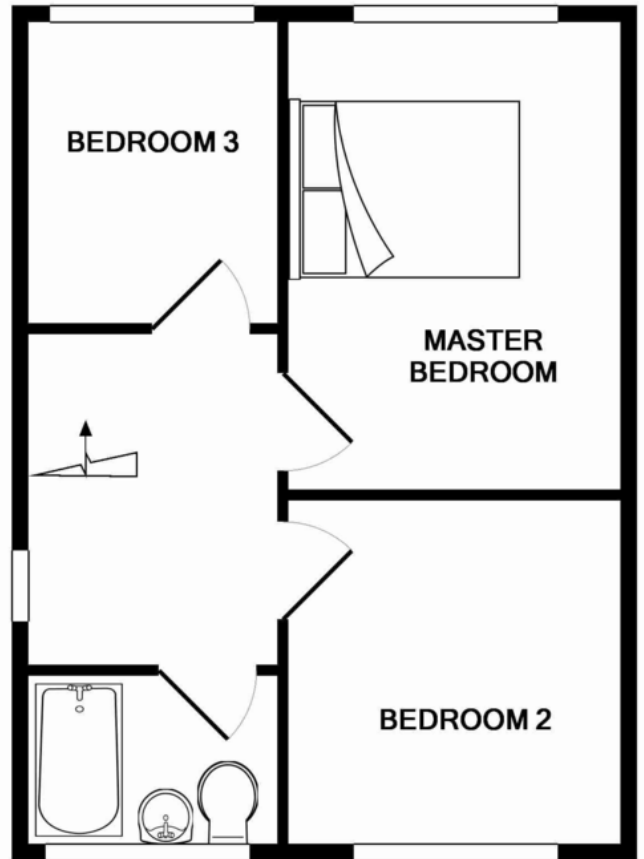
### VIEWING

By arrangement with Cooper & Cutt

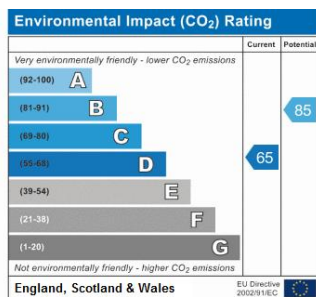
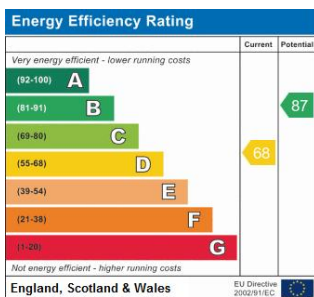




GROUND FLOOR



1ST FLOOR



Address:  
35 Cliff Street Wakefield WF2 0DW

### COUNCIL TAX BAND

Tax band B

### TENURE

Freehold

### LOCAL AUTHORITY

Wakefield Metropolitan District council

### OFFICE

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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