



11 Tarn Court

Outwood | Wakefield | WF1 3HG

Offers In Region Of
£155,000

We are pleased to bring to the open market this well presented **THREE BEDROOM** semi-detached house situated to the North of Wakefield City Centre within easy reach of the M1 and M62 motorway networks.

 **Cooper & Cutt**
ESTATE AGENTS



We are pleased to bring to the open market this well presented THREE BEDROOM semi detached house situated to the North of Wakefield City Centre within easy reach of the M1 and M62 motorway networks.

The property benefits from off street parking, a detached garage and a large conservatory to the rear and the property can be occupied with the minimum expense as it has been well maintained by the present owner and it comprises of spacious entrance hall with under stairs storage, lounge with gas fire, kitchen, conservatory, stairs and landing, three bedrooms (two double, one single) and a house bathroom/WC with shower. Gardens to front and rear. Driveway parking. Detached garage.

An internal viewing is highly essential.

ENTRANCE HALL

Tiled floor. Single panel central heating radiator. Double glazed window to front. Under stairs storage.

LOUNGE

9' 9" x 16' 10" (2.97m x 5.13m)

Modern gas fire set in wooden surround and

marble hearth. Two single panel radiators. Double glazed window to front with lockable window handle. Double glazed patio doors to rear.

GALLERY KITCHEN

Half tiled walls with 1 1/2 bowl stainless steel sink unit, dark blue marble effect worktops and light oak effect cupboards and units with chrome handles. Wall mounted 20 inch TV. Space for gas cooker, fridge/freezer, washing machine and dishwasher or dryer.

CONSERVATORY

12' 7" x 12' 9" (3.84m x 3.89m)

Tiled floor. Electric fitted roof blinds. Patio doors to rear garden.

STAIRS AND LANDING

MASTER BEDROOM

8' 3" x 8' 8" (2.51m x 2.64m)

Single panel central heating radiator. Double glazed window unit with lockable window handle. Double fitted wardrobe with sliding mirrored doors.

BEDROOM TWO

10' 8" x 6' 0" (3.25m x 1.83m) Single panel central heating radiator. Double glazed window unit with lockable window handle. Airing cupboard with boiler.

BEDROOM THREE

5' 9" x 6' 9" (1.75m x 2.06m)

Single panel central heating radiator. Double glazed window unit with lockable window handle. Fitted cupboard over bulk head.

HOUSE BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m)

Fully tiled walls with three piece grey suite of panelled bath with Mira Sport shower, low level WC and wash hand basin. Tiled floor. Single panel central heating radiator. Double glazed window unit with lockable window handle.

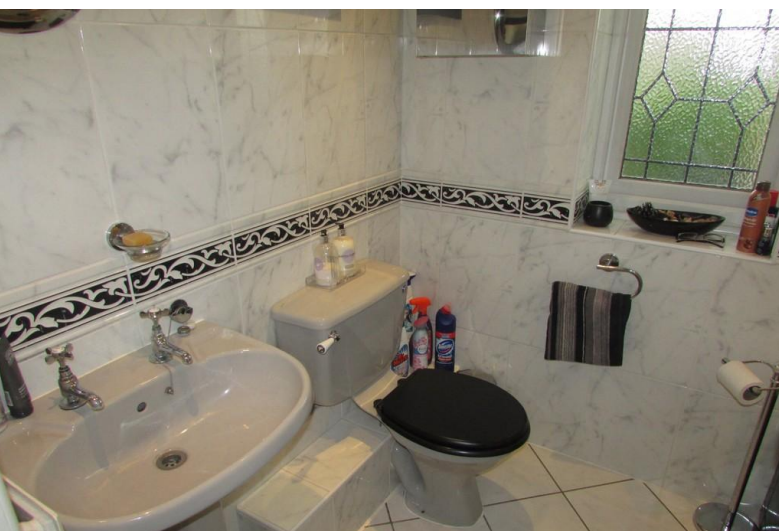
OUTSIDE

Small lawn to front with driveway parking for 2 cars leading to a detached garage with electric roller door. On street parking is also available. Enclosed lawned rear garden with two patio/seating areas. Access to side door of garage and lockable side gate for security.

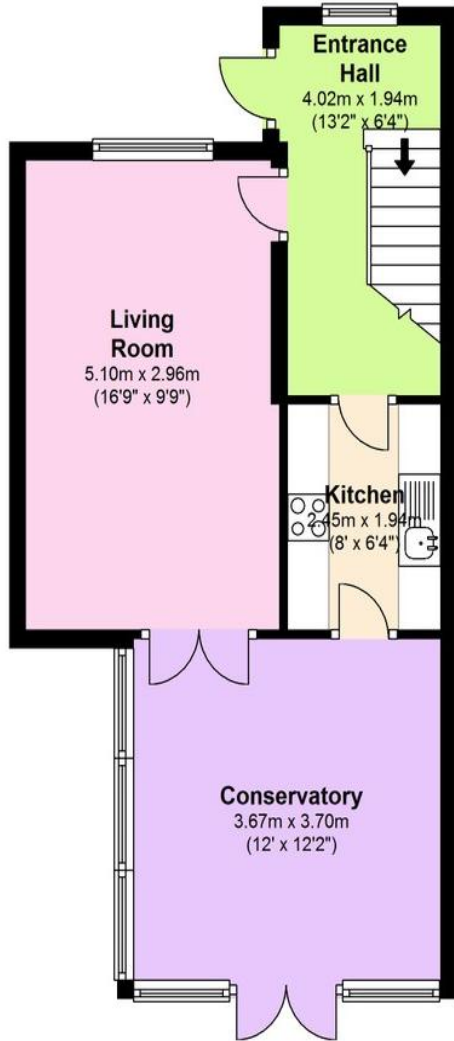
GARAGE

Full alarmed with full electric supply. Electric

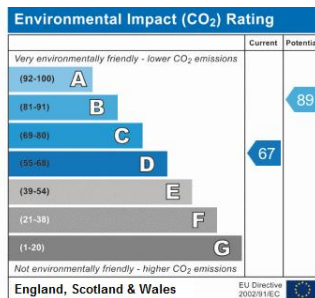
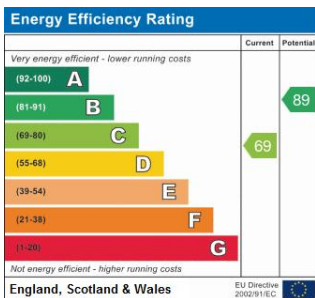
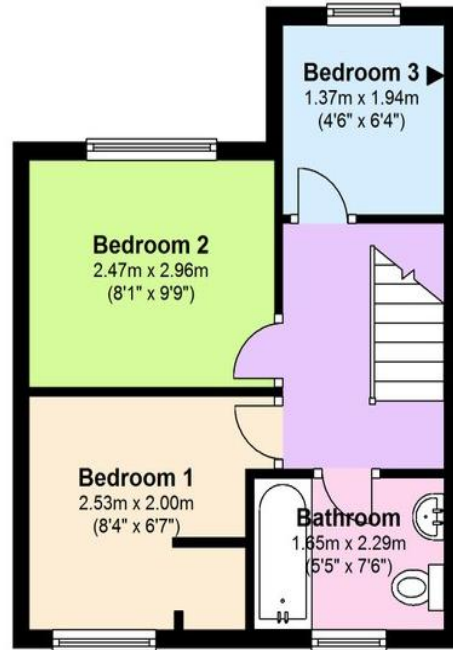
roller shutter door. This is room is currently being used as a games room but with all the items removed, it is back to a normal garage.



Ground Floor



First Floor



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Wakefield Metropolitan District council

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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