



 **3**
Bedrooms

 **1**
Bathroom



Substantial family home with exceptional potential. Set over 3 floors it has great character and charm.
Great Location, Large rooms throughout,

Trinity Lettings are extremely pleased to offer for rent this substantial 3 bed semi detached home with some period features situated near to Thornes park on the outskirts of Wakefield. There are great transport links to Wakefield and beyond via Road, Rail, Bus and Motorway links nearby. The property will make a great family home with large rooms, Good size Bedrooms, a family bathroom a huge 2 roomed cellar, a detached garage and an enclosed rear garden.

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There are great transport links to Wakefield and beyond via road, rail, bus and motorway links nearby. The property will make a great family home with large rooms, good size bedrooms, a family bathroom and a huge 2 roomed cellar. Also includes attached garage and an enclosed rear garden.

The property is set out as below

Entrance porch with attractive glazed door leading into

Lounge : (4.0m x 5.0m) max

With wooden flooring and a large bay window this room gives a lot of living space. It has a feature fireplace with a gas fire, central heating radiator and access to

Kitchen diner (4.7m x 4.1m)

The pine door leads through to a large dining kitchen with wooded flooring. A range of units to wall and floor with a breakfast bar. There is a central heating radiator and door to the enclosed rear garden. Again a great family space. There is a door leading to the first of two cellars.

Cellar 1 (4.5m x 3.5m).

This room was originally the kitchen and has the original cast iron cooker and fire still in the room there is a large UPVC window which has views of the rear garden. Lots could be done with this room with a little thought and planning.

Cellar 2: (4.0m x 4.9m)

Another great space for which there could be many uses quite a high ceiling and a small window giving ground level views of the front garden.

On the first floor there is two bedrooms and a family bathroom

Bedroom 1 : (4.0m x 4.0m)

With its wooden flooring high ceiling, large picture window, central heating radiator this room offers great space for all your bedroom furniture.

Bedroom 2 : (3.8m x 2.4m)

Overlooking the rear of the property this bedroom has high ceilings, central heating radiator and a picture window

Family Bathroom : (3.8m x 1.5m)

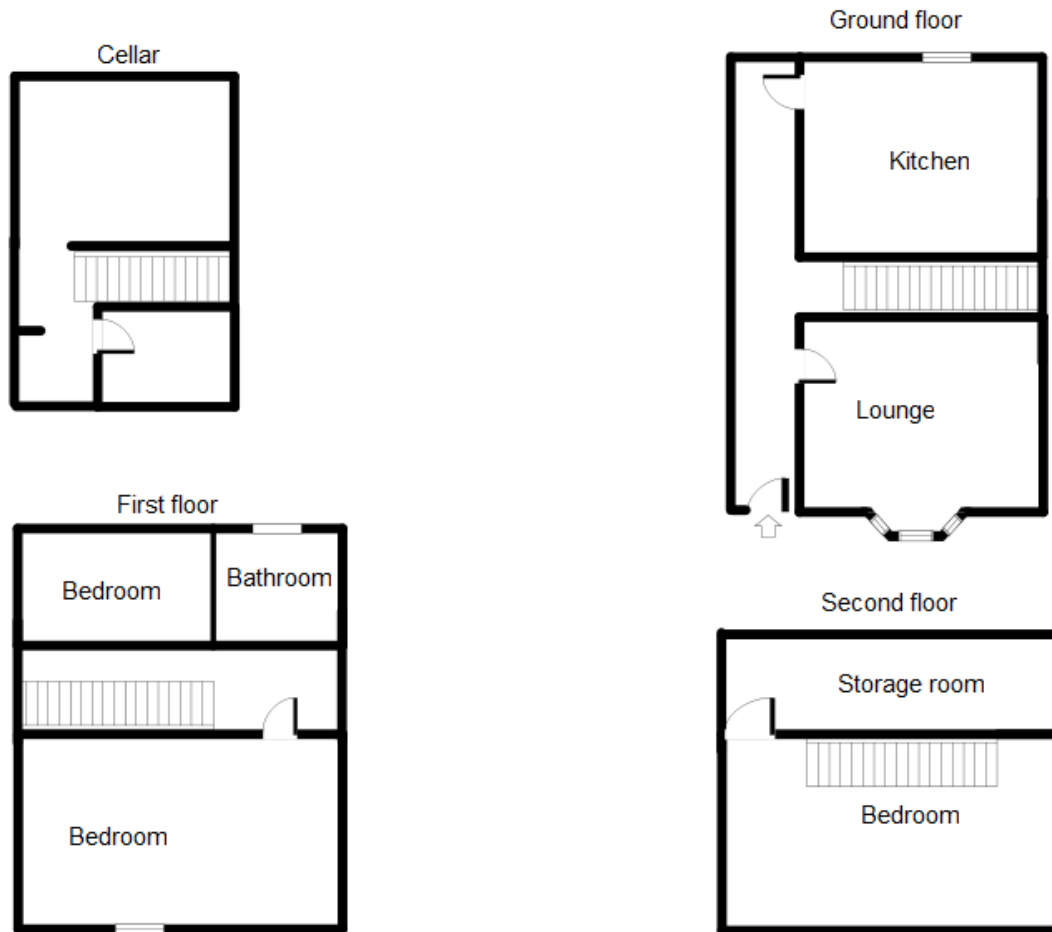
The family bathroom is tiled and features a modern white suite with a shower and shower screen over the large bath. There is a sink and WC

There are stairs to the second floor where there is the following

Bedroom 3 : (4.5m X 4.0m)

This substantial room with its dormer window is a light space with the addition of another room available which can be used as a storage area, a dressing room or indeed another bedroom.

To the rear of the building there is a good size enclosed rear garden with access to a detached garage. There is on street parking available.



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