



 **3**
Bedrooms

 **1**
Bathroom



If your looking for a great family home then this could be the very property your searching for.
Set at the head of an attractive cul de sac of similar properties this attractive 3 bed townhouse has a lot to offer in terms of living space and location. To the rear you have a large enclosed back garden overlooking open fields. The house would suit a range of purchasers it would be a great first time buyers house with little initially needed to move in. It would suit a family with the indoor and outdoor space along with three good size bedrooms available and a superb family bathroom. For an investor looking to enhance their portfolio it has great potential returns.

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Outwood is a popular area for living due to its great road, rail, bus and motorway links to Wakefield, Leeds and beyond all within easy access. There are a number of highly rated schools at both junior and secondary level in the vicinity and there are plenty of local amenities available

From the front of the property you enter

The Lounge / Dining Room (6.6m x 3.9m narrowing to 2.4m at the dining room end)

This spacious light bright room has Upvc windows overlooking the front garden and also has full patio doors leading from the dining room end onto the first of two patio terraces outside. On a sunny day it brings the outside in to the lounge. Attractive laminate flooring and a lovely feature fireplace enhance this already pleasant room.

The Kitchen (3.1m x 2.26m)

Set overlooking the rear garden there is a white Upvc door allowing access to the garden. There is a range of units to wall and floor and there is a washing machine and dryer point available. There is plenty of cupboard space to both wall and floor along with a stainless steel sink / drainer

The front entrance gives access to the first floor and its three bedrooms and family bathroom

Bedroom 1 (3.5m x 2.8m)

Light and bright this bedroom overlooks the front of the property via a Upvc window. The room has laminate flooring and is both spacious and attractive

Bedroom 2 (3m x 2.8m)

The views over the rear of the property from this double bedroom are spectacular there is a large Upvc window allowing light to flood in, laminate flooring and is attractively decorated.

Bedroom 3 (3.5m x 2.8m)

Again a light bright room with laminate flooring. It also has a bonus of a walk in cupboard / wardrobe area (2.4m x 1.1m) as well as Upvc window a really good size third bedroom with the additional space from the storage area.

Family Bathroom (3m x 1.7m)

This is a superbly fitted and decorated family bathroom with a large P shaped bath with wall shower and glazed shower screen. A superb antique style sing with attractive taps and a matching Wc all in white. The walls are part tiled with attractive greys and black and it is very spacious. It has only been installed recently and is a superb room for all the family.

To the front of the property you have off road parking area an steps down to the small front garden. To the rear there is a large and attractive enclosed rear garden with views of open countryside behind. There are two patio areas ideal for sitting out and letting the world go by and there are pebbled areas throughout the rest of the garden. There is also a useful storage shed for your gardening equipment.

Overall you are looking at a great family home in a great location at a great price.

