



cornerstone
ESTATE AGENTS

Speak Close
Wakefield



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Offers In Region Of £250,000

FABULOUS RENOVATED THREE-BEDROOM BUNGALOW – NO UPPER CHAIN

A BEAUTIFULLY RENOVATED THREE-BEDROOM, TWO-BATHROOM BUNGALOW OFFERING STYLISH, MODERN LIVING. THIS CONTEMPORARY HOME FEATURES AN OPEN-PLAN KITCHEN, DINER, AND LIVING SPACE, ALONG WITH A MASTER BEDROOM WITH ENSUITE, TWO FURTHER DOUBLE BEDROOMS, AND A LUXURIOUS HOUSE BATHROOM. EXTERNALLY, IT BOASTS A LUSCIOUS LAWNED GARDEN WITH A PATIO AND AMPLE OFF-ROAD PARKING TO THE FRONT. THE PROPERTY IS OFFERED WITH NO UPPER CHAIN.

Entrance Hall

A welcoming entrance hall with modern décor and wood-effect flooring. A fitted storage cupboard houses plumbing for a washer-dryer, offering convenient utility space.

Open-Plan Kitchen, Dining & Living Space

This impressive open-plan area provides a bright and contemporary lifestyle setting. The kitchen features sleek fitted units, an integrated double oven, dishwasher, and fridge-freezer. A central island houses an induction hob with a state-of-the-art extractor fan, while a built-in dining table offers the perfect space for everyday meals. Bifold doors open onto the rear garden, seamlessly connecting indoor and outdoor living. Stylish wooden blinds complete the space.



Master Bedroom

A generously sized and well-presented master bedroom featuring modern décor, fitted wardrobes, and a box bay window that floods the room with natural light. A door leads to the ensuite shower room.

Ensuite Shower Room

A contemporary shower room comprising a corner shower with dual shower heads, a vanity unit with wash basin, and a low-level WC. Finished with modern, stylish tiling throughout.

Bedroom Two

Currently used as a spacious home office, this room easily accommodates use as a further double bedroom. Tastefully decorated in neutral tones.

Bedroom Three

A further double bedroom located to the side of the property. Features include modern décor and a glazed window providing ample natural light.

House Bathroom

A stunning four-piece suite featuring a deep sunken bathtub, double walk-in shower with dual heads, a vanity unit with inset sink, and low-level WC. Finished with elegant, modern tiling.

Externally

To the rear is a beautifully landscaped garden with a lush lawn and a patio area-perfect for outdoor entertaining during the summer months. The front of the property offers a spacious driveway with ample off-road parking.

ADDITIONAL INFORMATION

Council Tax: B

EPC: D

Tenure: Freehold

Parking: Off Road Parking

UTILITIES

Electric: Mains

Gas: Mains

Water: Mains

Heating: Gas

Broadband: Full Fibre Broadband

Mobile Coverage: 4G/5G Check with your provider

AGENT NOTES

- 1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





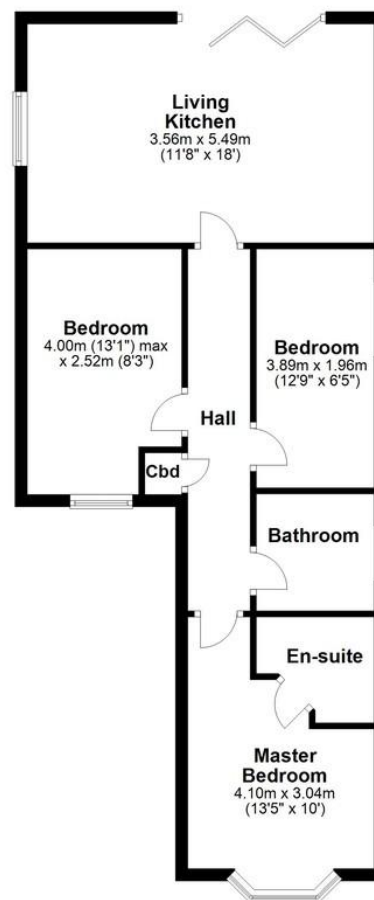




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 61.6 sq. metres (662.6 sq. feet)



Total area: approx. 61.6 sq. metres (662.6 sq. feet)