



## Colley Gardens, Wakefield, WF3

**£185,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 3

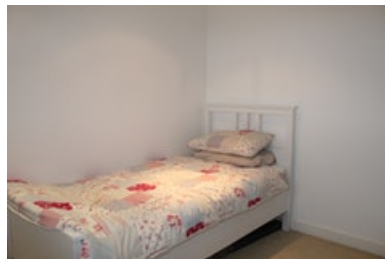
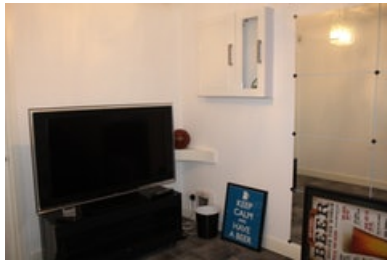
This deceptively spacious semi-detached home has a little more to offer than first meets the eye! Extended in a contemporary style providing additional living space to the kitchen at the rear, the accommodation also offers a good degree of flexibility with a further room to the ground floor that off

### Key features:

- Well presented
- Impressive extended dining kitchen
- 3/4 bedroom accommodation
- Tastefully and well presented throughout
- Master bedroom with en-suite facility
- Off street parking
- Downstairs WC

## Extra info:

- **Property Age:** 13 years
- **Council Tax:** Band C (£1483.52 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



This deceptively spacious semi-detached home has a little more to offer than first meets the eye! Extended in a contemporary style providing additional living space to the kitchen at the rear, the accommodation also offers a good degree of flexibility with a further room to the ground floor that offers an additional reception room, study or could be used as the main lounge.

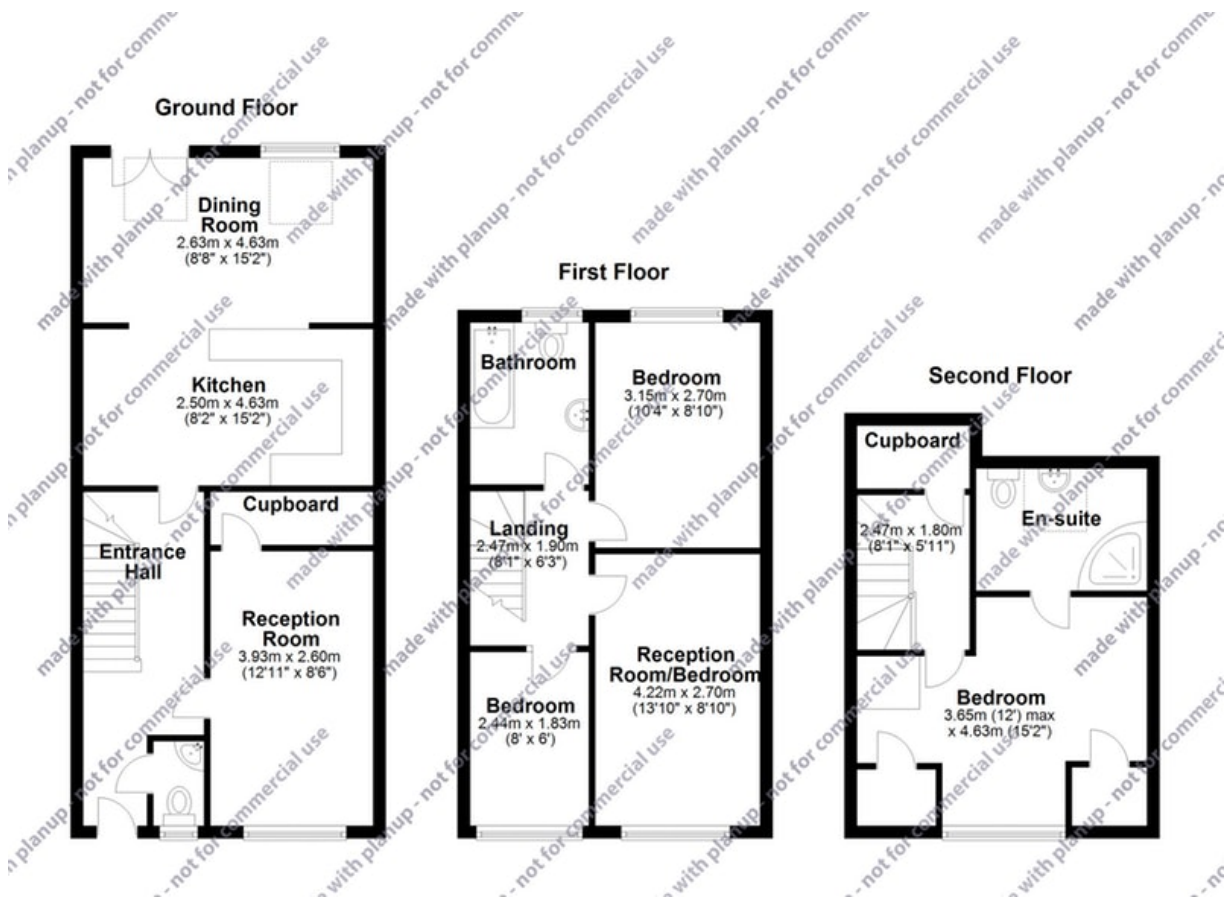
The accommodation in full comprises entrance hallway, reception room/study/lounge, w/c, kitchen with dining room. To the first floor, there is a lounge/bedroom, double bedroom, single bedroom, and the house bathroom. The second floor offers the master bedroom with en-suite. Gas central heating system, security alarm system, uPVC double glazed windows.

The front of the property being block paved with ample parking for two cars side by side and access to the front entrance door. Fully enclosed garden to the rear with fenced boundaries and fully decked for easy and low maintenance.

Ideally located for access to Wakefield City Centre and the motorway network with Jcn 30 of M62 only two miles away therefore ideal for the commuter that requires the Northern Motorway Network. Easy accessible for Pinderfields Hospital also approximately two miles.

An internal inspection is highly recommended so contact Housesimple now to arrange a viewing!

Floor plan:



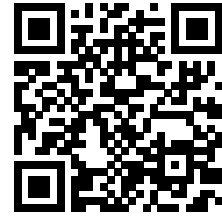
Energy Performance Certificate:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>			
(69 to 80) <b>C</b>		74	85
(55 to 68) <b>D</b>			
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>			86
(69 to 80) <b>C</b>		75	
(55 to 68) <b>D</b>			
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

## MISREPRESENTATION ACT, 1967.

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