

**FOR SALE****Prince Albert Road, Wakefield,****WF1 2FP****3 Bedroom, Detached****£335,000**

Movenowproperties are delighted to offer this 3 bedroom, detached property for sale. With fabulous extension to the rear this property boasts open plan living to the ground floor. With kitchen / dining room, living room and bifold doors opening to the enclosed rear garden. 3 good sized bedrooms, 2 bathrooms and drive offering off road parking. The garage has also been upgraded with cladded ceiling, plumbing for washing machine and space for dryer.

### Entrance Hall

Having composite entrance door leading to this pleasant entrance hall, double glazed window overlooking the front, tiled flooring, radiator, stairs leading to first floor with storage below and doors to kitchen, cloakroom and dining room.



### Downstairs WC

**Measurements: 6' 0" x 4' 2" (1.82m x 1.28m)**

Having tiled flooring, part tiling to walls, frosted double glazed window overlooking the front, low flush wc, pedestal hand wash and radiator.



### Kitchen

**Measurements: 17' 3" x 8' 6" (5.26m x 2.58m)**

A modern kitchen offering a range of upgraded wall and base units such as large pull out larder. Quartz work surfaces and mosaic tiled splash back. Integrated fridge / freezer, dishwasher, oven, microwave, 1.5 sink and drainer and 4 ring gas hob. Having recessed spot lights, double glazed window overlooking the front, radiator and opening to large dining area / second reception room.



### Dining Area / Living Area

**Measurements: 24' 8" x 10' 3" (7.15m x 3.12m)**

Originally a living area prior to the extensions being built this spacious open plan dining / living area has tiled flooring, radiator, double glazed window overlooking the front and radiator.



### Living Room

**Measurements: 17' 8" x 16' 1" (5.39m x 4.90m)**

This fabulous extension offers so much natural light with its bi-folding doors and sun lantern. Having tiled flooring, radiator and door to integral garage.



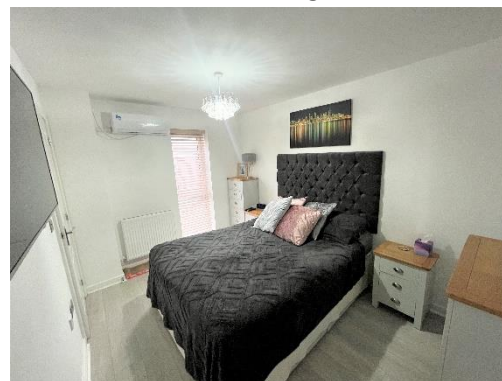
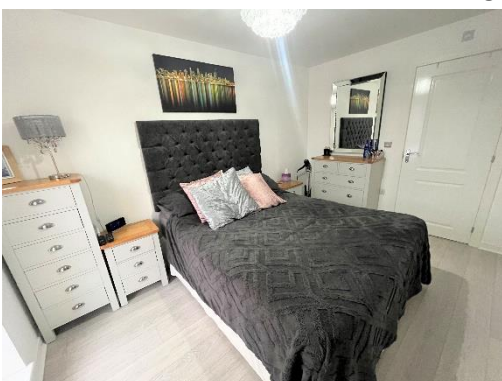
### Stairs and landing

Having carpet flooring, hand rail, useful airing cupboard, loft hatch and doors to bedrooms and bathroom.

### Bedroom 1

**Measurements: 12' 4" x 8' 8" (3.75m x 2.64m)**

A double bedroom with laminate flooring, radiator and floor to ceiling window overlooking the rear.



### En-Suite

**Measurements: 12' 0" x 4' 8" (3.66m x 1.41m)**

A large en-suite with tiled flooring, modern tiling to walls, low flush wc, wall hung wash basin, shower, chrome towel heater and frosted double glazed window overlooking the front.



### Bedroom 2

**Measurements: 10' 3" x 8' 8" (3.12m x 2.63m)**

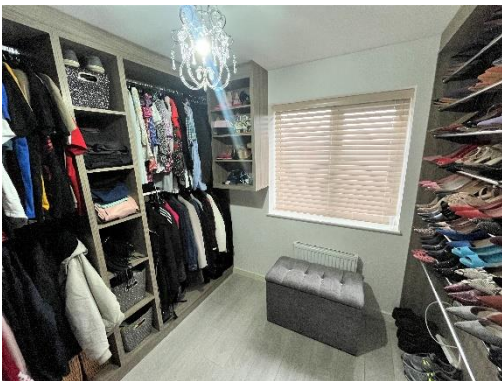
Another double bedroom with laminate flooring, radiator and double glazed window overlooking the side of the property.



### Bedroom 3

**Measurements: 8' 4" x 8' 2" (2.55m x 2.49m)**

A brilliantly sized third bedroom which is currently being used as a walk in wardrobe with laminate flooring, radiator and double glazed window overlooking the rear.



### Family Bathroom

**Measurements: 8' 10" x 5' 7" (2.69m x 1.69m)**

A 3 piece suite with bath, low flush wc and wall hung wash basin, modern tiling to floor and walls, recessed spot lights, frosted double glazed window overlooking the front and chrome towel heater.



## Outside

To the side of the property is a drive offering off road parking.

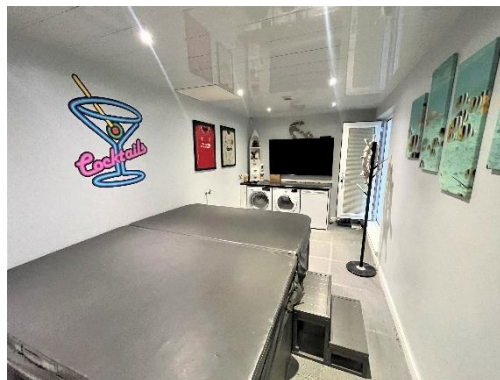
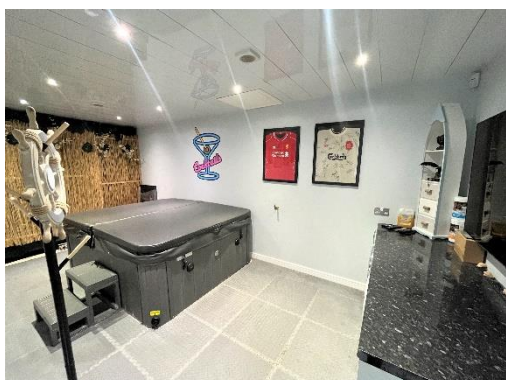
Gated access to the rear down either side of the property. A beautifully landscaped low maintenance garden with Indian stone patio, fenced boundaries, electric point and summer house.



## Garage

**Measurements: 18' 6" x 8' 8" (5.63m x 2.65m)**

Currently being used for additional living space with cladded ceiling, recessed spot lights, utility area with work surface and plumbing for washing machine. Also benefiting from loft hatch with space for additional storage above the garage space. The garage door remains in situ and this can easily be put back to a garage if required.



## Tenure

Freehold

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		94
81-91	B	83	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

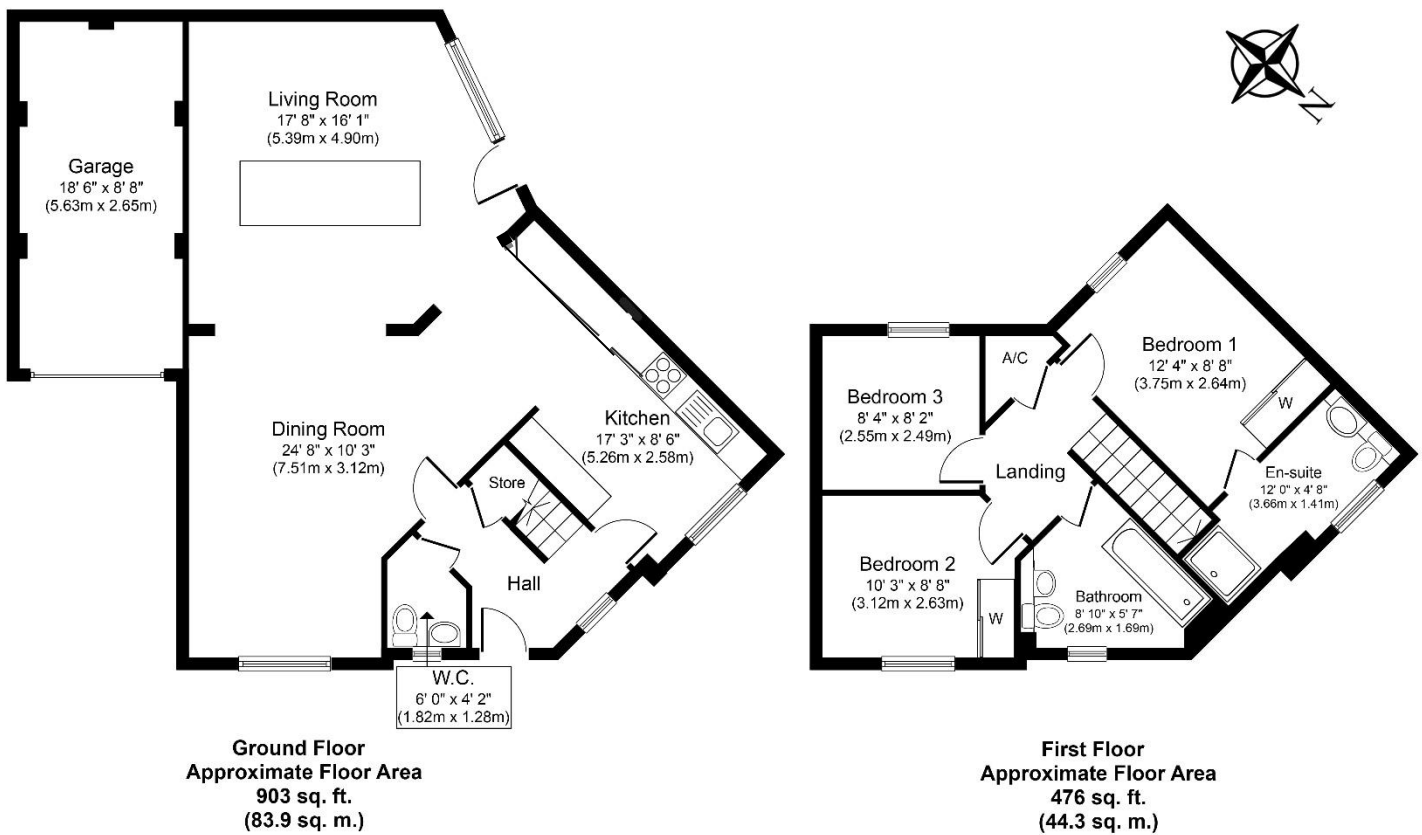
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

## Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

## Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



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