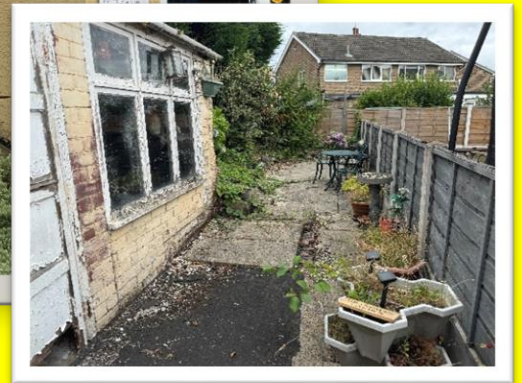


**171 Church Road,  
Altofts, WF6 2QR**



- # Situated within a popular location
- # Two Bedroom Inner Terrace House
- # Two Ground Floor Reception Rooms
- # Useful Cellar
- # Gas Central Heating and UPVC Double Glazing
- # Parking and Garden to rear with Outbuildings
- # Energy Performance Rating "C"

**GUIDE PRICE**

**£115,000**

## DESCRIPTION

We are pleased to offer for sale this Inner Terrace Property which is an ideal opportunity for a first time buyer or investor. The accommodation which features two ground floor reception rooms, and has gas fired central heating and UPVC double glazing. The kitchen is fitted with a range of base and wall mounted cupboard units, there is a useful cellar that extends beneath part of the lounge and outside there is a small garden area to the front and a garden to the rear that includes outbuildings and potential for off-street parking.

### The Accommodation comprises: -

**LOUNGE:** - 12ft x 12ft (3.65m x 3.65m) with a wall mounted gas fire, laminate flooring and a central heating radiator.

**INNER HALL** with access to Cellar (see below).

**DINING ROOM:** - 12ft 3in x 12ft 2in (3.75m x 3.72m) with a wall mounted gas fire, laminate flooring and central heating radiator.

**KITCHEN:** - 11ft 10in x 6ft 10in (3.6m x 2.1m) with a range of base and wall mounted cupboard/drawer units including a glazed display cabinet, worktops, 1½ basin sink unit, plumbing for washer and a gas cooker point.

**CELLAR:** - 11ft 11in x 7ft 1in (3.64m x 2.17m)

**STAIRCASE** leads to: -

## FIRST FLOOR

### LANDING

**FRONT BEDROOM No. 1:** - 12ft 1in x 12ft (3.65m x 3.65m) with light and fan ceiling light unit and a double panel central heating radiator.

**REAR BEDROOM No. 2:** - 9ft 2in x 6ft 5in (2.81m x 1.96m) with a wall mounted 'Vailant' gas boiler and a central heating radiator.

**BATHROOM:** - contains a 3-piece suite with rectangular panelled bath having a 'Mira' electric shower above, wash basin and a low flush w.c. Tiled floor and a central heating radiator.

### OUTSIDE

There is a small paved forecourt and garden to the front. To the rear, which can be accessed by vehicle through an adjacent passageway, there is an enclosed garden that includes paved patio and detached outbuilding.

### SERVICES

All Mains Services are assumed to be connected, and gas central heating is installed.

### TENURE

Freehold

### COUNCIL TAX BAND

Wakefield MDC - A

### VIEWING

Strictly by prior appointment with the Agents  
Abson Blaza Property Services 01977 780599.





For Identification Purposes Only

**NOTE TO PROSPECTIVE PURCHASERS:**

**Room measurements & Floor Plans:**

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

**Tenure & Boundaries:**

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

**Services:**

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

**Additional Information:**

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property