



161 Weeland Road

Sharlston Common, Wakefield WF4 1EB

PROPERTY FEATURES

- No onward chain
- 2 good sized bedrooms
- Attractively presented
- Part redecorated and new carpets fitted
- New damp proof course
- Would benefit from further upgrades
- Ideal for first time buyer or investor
- Rear yard, outbuilding and shed
- Popular village location
- Excellent commuter links



01924 200101

Offers in the Region Of £102,950

PROPERTY DETAILS

Now offered for sale with no onward chain is this attractively presented mid-terraced, 2 bed property which has recently been upgraded with new damp proof course, redecoration and new carpets. Whilst perfectly useable, the property would further benefit from a new kitchen and bathroom. The gas centrally heated property has a modern composite front door, and UPVC double glazed windows fitted throughout. Ideal for first time buyer or investor. For further details and to arrange a viewing, call FSL Estate Agents on 01924 200101.



ACCOMMODATION

The terraced property comprises on the ground floor: entrance porch, spacious living room, kitchen, rear entrance lobby and bathroom. On the first floor; landing and two double sized bedrooms, one with fitted wardrobes. Outside, to the front there is an enclosed garden and to the rear there is an enclosed yard plus outbuilding and storage shed / summerhouse. Please refer to the floor plans for approximate room sizes and layout.



TENURE

Freehold with the benefit of no onward chain.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE RATING

The property has been assessed February 2025 with a current EPC rating of E (54) and a potential of B (86).



VIEWINGS

For further information and to arrange a viewing please contact our friendly team on 01924 200101.

IMPORTANT INFORMATION

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



Ground Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



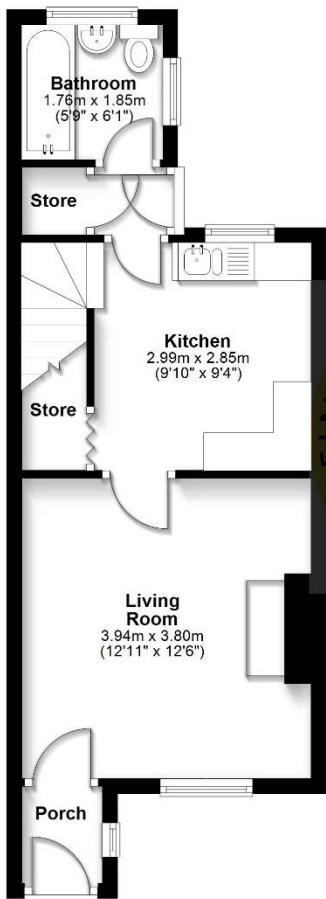
First Floor

Approx. 26.7 sq. metres (287.4 sq. feet)



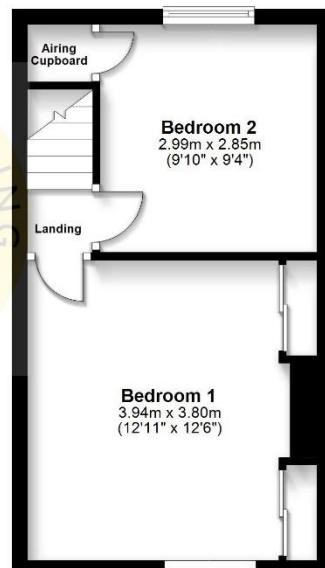
Ground Floor

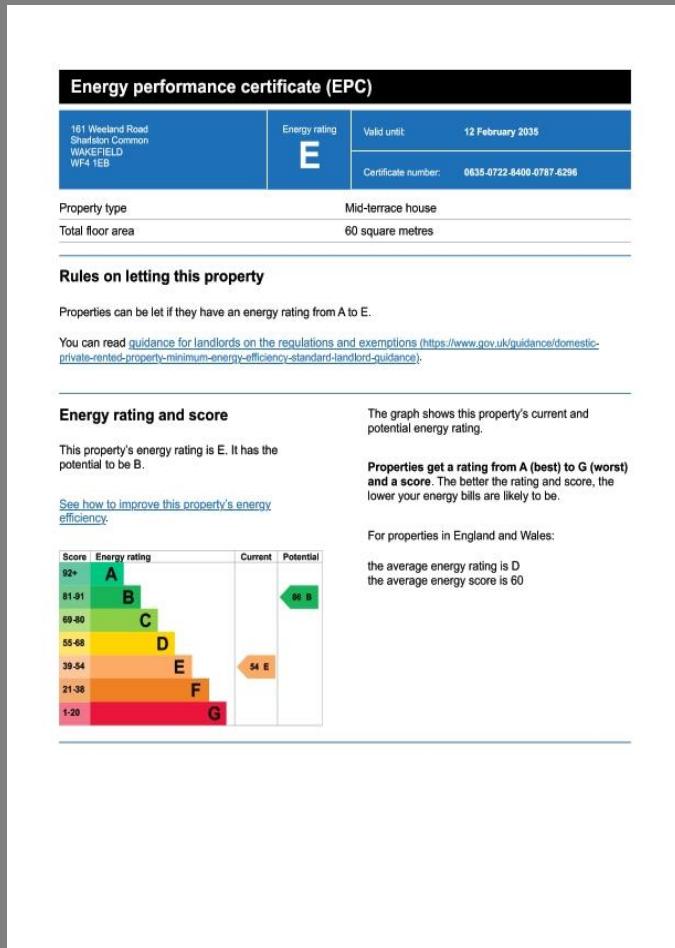
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For further information and to arrange a viewing contact FSL Estate Agents

Telephone **01924 200101**

PRS Property Redress Scheme



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