



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)



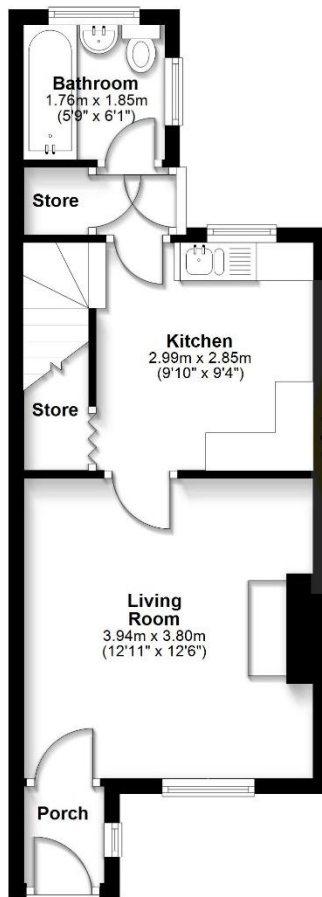
First Floor

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



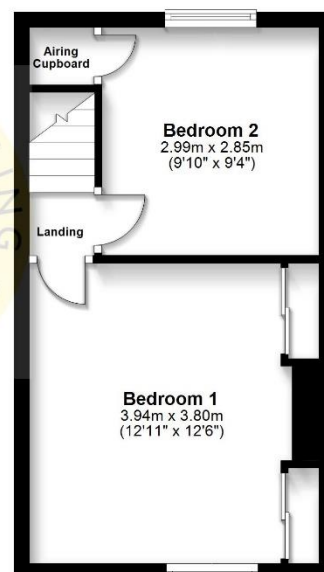
Ground Floor

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



First Floor

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



Energy performance certificate (EPC)

161 Weeland Road Shafton Common WAKEFIELD WF4 1EB	Energy rating E	Valid until 12 February 2035
		Certificate number 0635-0722-8400-0787-6296

Property type
Mid-terrace house

Total floor area
60 square metres

Rules on letting this property

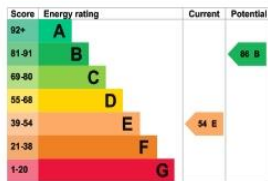
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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

Telephone **01924 200101**

PRS Property Redress Scheme



FSL Estate Agents Ltd, 8 Lakeside, Calder Island Way, Wakefield, WF2 7AW

Tel / Fax: 01924 200101 Web: www.fslestateagents.com E-mail: enquiries@fslea.com

FSL Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. FSL Estate Agents, for themselves and for the vendors or lessors of this property whose agent they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of FSL Estate Agents has any authority to make or give representation of warranty in relation to this property.