



**19 Turton Street**  
Wakefield WF1 4DR

## PROPERTY FEATURES

- 3 bed mid-terraced house
- Offered with no onward chain
- Requires upgrading and cosmetic improvements
- 2 reception rooms
- UPVC double glazed windows and doors
- Private enclosed rear garden
- Useful storage cellar
- Close to Wakefield City Centre
- Excellent commuter road and rail links
- For all enquiries contact FSL Estate Agents



**01924 200101**

**Offers Around £129,950**





## PROPERTY DETAILS

Offered for sale with no onward chain is this deceptively spacious mid-terraced property close to Wakefield City Centre. The property includes 3 good sized bedrooms and 2 reception rooms and would benefit from modernising and cosmetic improvements. The UPVC double glazed property also includes a private rear garden and useful storage cellar. For further details and to arrange a viewing, please call FSL Estate Agents on 01924 200101.

## LOCATION

Turton Street is situated just off Peterson Road and adjacent to Marsh Way, close to the City Centre. The property is within easy walking distance of both Kirkgate and Westgate railway stations together with the main bus terminus. The central location provides excellent road links to the M1, M62 and A1M motorway networks. There are schools for all age groups close by.

## ACCOMMODATION

Accommodation briefly comprises; entrance hall, living room, dining room, kitchen and access to the cellar. On the first floor; landing, 2 double bedrooms, further single bedroom and bathroom. Outside; Enclosed buffer garden to the front and private lawned garden to the rear. Please refer to the floor plans for approximate room sizes and indicative layout.

### Entrance Hall

A welcoming entrance hall with UPVC front door, feature wood panelling and staircase leading up to the first floor.

### Living Room 12' 3" x 12' 2" (3.726m x 3.707m)

A front aspect reception room with living flame gas fire.

### Dining Room 13' 0" x 11' 6" (3.962m x 3.517m)

A second reception room with gas fire and views out to the rear garden.



**Kitchen** 9' 11" x 8' 0" (3.018m x 2.426m) *max dimensions*

With fitted base and wall units. UPVC rear entrance door and staircase access down to the cellar.

#### Cellar

Having two separate useful dry and full height store rooms with power and lighting.

#### Landing

On the first floor.

**Bedroom 1** 12' 10" x 11' 6" (3.917m x 3.501m)

A double bedroom with built in cupboard.

**Bedroom 2** 12' 3" x 12' 3" (3.740m x 3.737m)

A second double bedroom.

**Bedroom 3** 8' 10" x 5' 11" (2.682m x 1.793m)

A good sized single bedroom.

**Bathroom** 7' 10" x 6' 2" (2.379m x 1.881m)

With fully tiled walls and fitted with a low flush WC, pedestal wash basin and panelled bath. Built in airing cupboard with hot water cylinder.

#### Outside

The property is fronted with a brick boundary wall topped with decorative wrought iron railings. Steps lead up to an enclosed buffer garden area. To the rear there is a private garden laid mainly to lawn with useful storage shed.

#### TENURE

Freehold.

#### COUNCIL TAX BAND

Band A.

#### ENERGY PERFORMANCE RATING

An EPC has been organised and full details will be provided shortly.

#### VIEWINGS

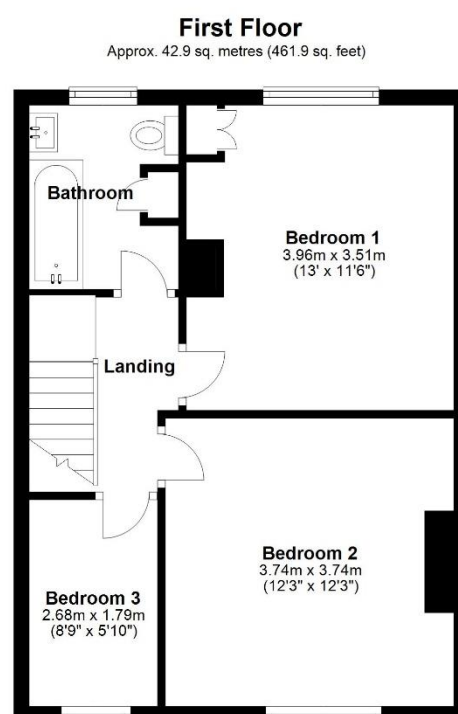
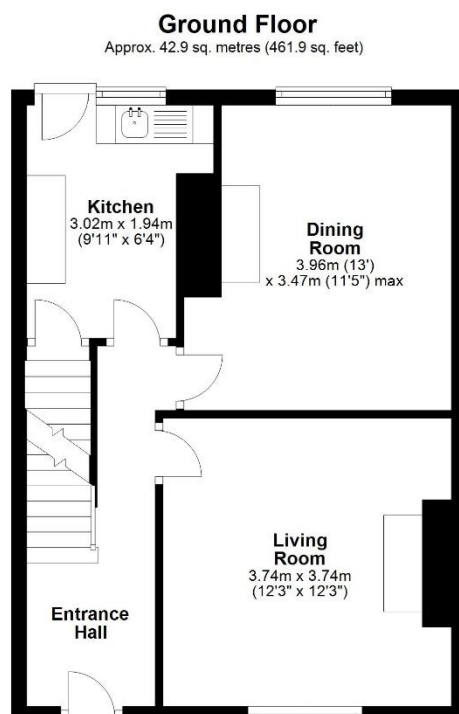
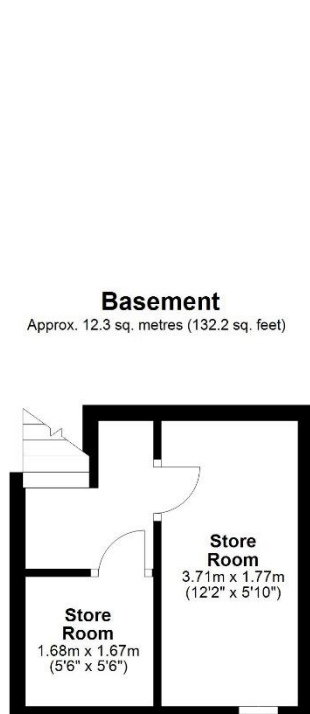
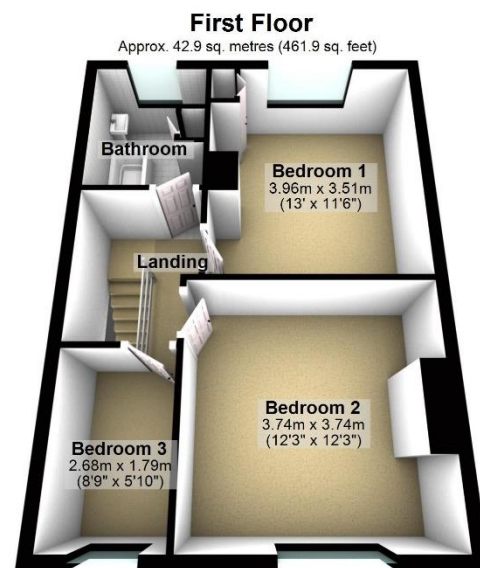
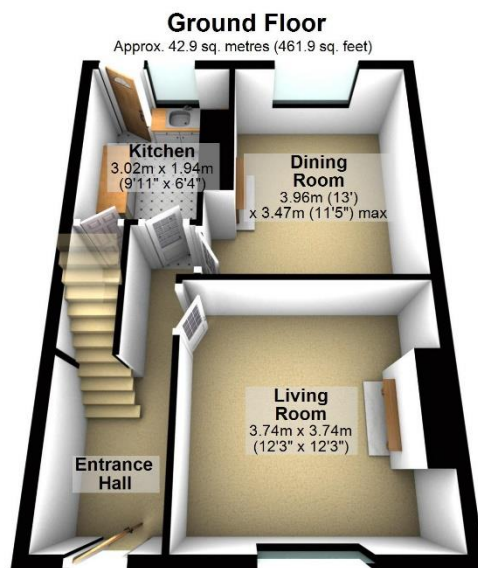
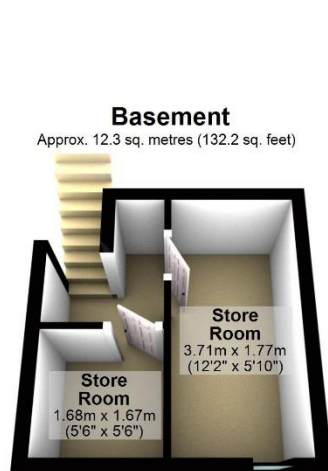
For further details and to arrange a viewing, please call our friendly team on 01924 200101.

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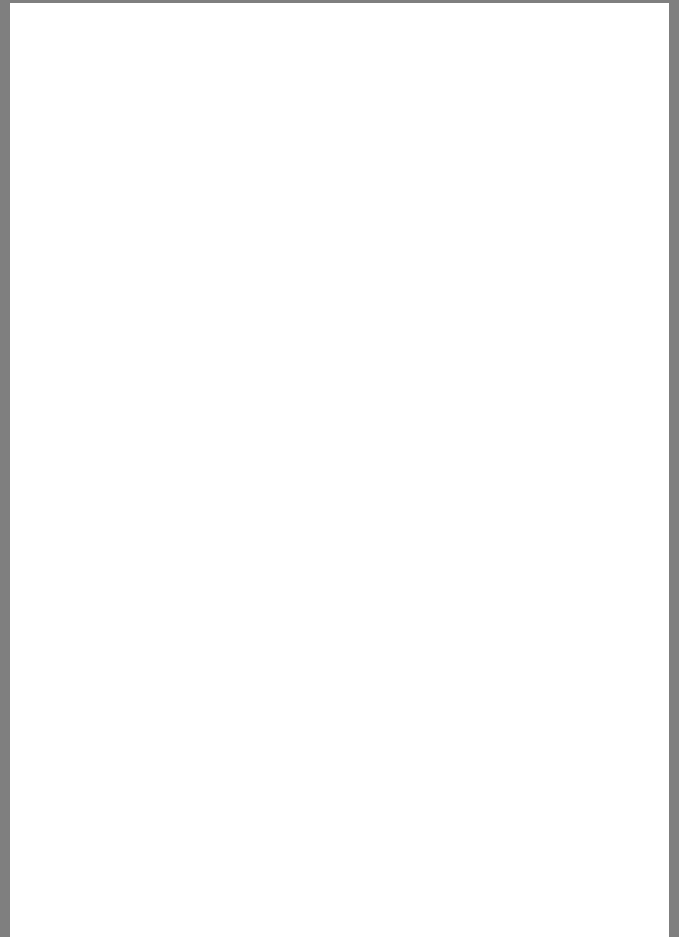


For further information and  
to arrange a viewing contact  
FSL Estate Agents

Telephone **01924 200101**



## ENERGY PERFORMANCE CERTIFICATE



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