



## 29 Parkside, Flockton, Wakefield, WF4 4AD

Offers In Excess Of £105,000

2-Bedroom Mid-Terraced Property Located in Flockton - NO UPPER CHAIN

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As you enter through the front door, you are greeted by a hallway with stairs leading to the first floor and a door to your left opening into a spacious lounge, featuring a central fireplace and plenty of natural light. To the rear of the property is the kitchen area, with additional utility space and a useful under-stairs storage cupboard. A rear door provides access to the garden.

The property benefits from a driveway to the front, providing off-street parking.

The rear garden is set across two levels, offering a mix of lawn and patio areas, ideal for outdoor seating. It is private and enclosed, with a gate at the back providing access.

Upstairs you'll find the main bedroom positioned at the front of the property, overlooking the driveway. This room also features built-in cupboard space above the staircase.

Across the landing is the family bathroom, fitted with a bath, shower, toilet, and sink.

To the rear is the second bedroom, which overlooks the garden.

A set of ladders in the second bedroom leads up to a boarded loft space with two Velux windows, providing additional usable space and plenty of natural light.

\*Mains services connected to the premises include gas, electricity, water and drainage. Please note these services have not and will not be tested, the property is sold as seen.\*

#### AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

