



**The Oval, Wakefield**  
, WF4 2NX

**Offers In Excess Of**  
**£180.000**



# The Oval, Wakefield

## DESCRIPTION

This delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The large lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests, while the spacious kitchen is designed for both functionality and style, making meal preparation a pleasure.

One of the standout features of this home is the expansive private garden, which offers a serene outdoor space for gardening, play, or simply enjoying the fresh air. It is an excellent area for children to play or for hosting summer barbecues with friends and family.

Additionally, the property benefits from driveway parking, ensuring that you have a secure and convenient place for your vehicle.

This semi-detached house in Notton is not just a home; it is a lifestyle choice, offering a peaceful retreat while being close to local amenities and transport links. Whether you are a first-time buyer or looking to settle down in a tranquil setting, this property is certainly worth considering.



# ROOMS

## Entrance hall

## Lounge

11'5" x 14'9"

This lounge offers a generous amount of space, making it suitable for casual use or informal gatherings. It features a patterned blue carpet and a functioning fireplace that adds a touch of character. A large window provides natural light during the day and a view to the outside. While the finishes are modest, the room serves its purpose as a functional, flexible common area.

## Kitchen

21'3" x 8'8"

The kitchen is equipped with oak cupboards and speckled beige counter tops, offering a practical and durable workspace. Tiled flooring and a green tiled back splash provide easy maintenance and a distinctive look. Appliances include an electric oven and hob with an overhead extractor fan. With ample counter space throughout, the layout supports everyday cooking and food preparation with efficiency and ease.

## Utility

5'1" x 8'7"

This compact yet practical utility room is equipped with a washing machine and benefits from a window that provides natural light and ventilation. Though modest in size, it serves as an ideal space for laundry tasks and everyday household organisation.

## Landing

The hallway has a distinctive character, featuring timber cladding on all walls that gives it a unique, rustic feel. The laminate flooring offers a practical and easy-to-maintain surface, making it a functional entryway with a strong visual presence.

## Bedroom one

8'5" x 6'11"

The first bedroom is a double-sized room featuring striped wallpaper and a textured ceiling. A large window allows for natural light, creating a bright and airy atmosphere. The beige carpet adds warmth underfoot, and there is ample space to accommodate storage solutions or additional furnishings as needed.

## Bedroom two

10'9" x 12'0"

The second bedroom is a double-sized space with grey carpeting and a feature wall finished with patterned wallpaper. A window provides natural light, while a radiator ensures year-round comfort. There is sufficient room for storage, making the layout practical for everyday use.

## Bedroom three

9'9" x 7'8"

The third bedroom is a compact box room, with a bulkhead over the stairs that has been utilized to create a built-in wardrobe. The room is fully finished in blue, including the walls and carpet. It would benefit from some refurbishment and personalisation, offering potential as a small bedroom, office, or storage space with some updates.

## Bathroom

5'10" x 7'6"

The bathroom features light grey tiled walls and a grey carpeted floor. It includes a bath with a wall-mounted shower, as well as a sink with an integrated cabinet for storage. Ceiling spotlights provide functional lighting, making the space practical for everyday use.

## Garden

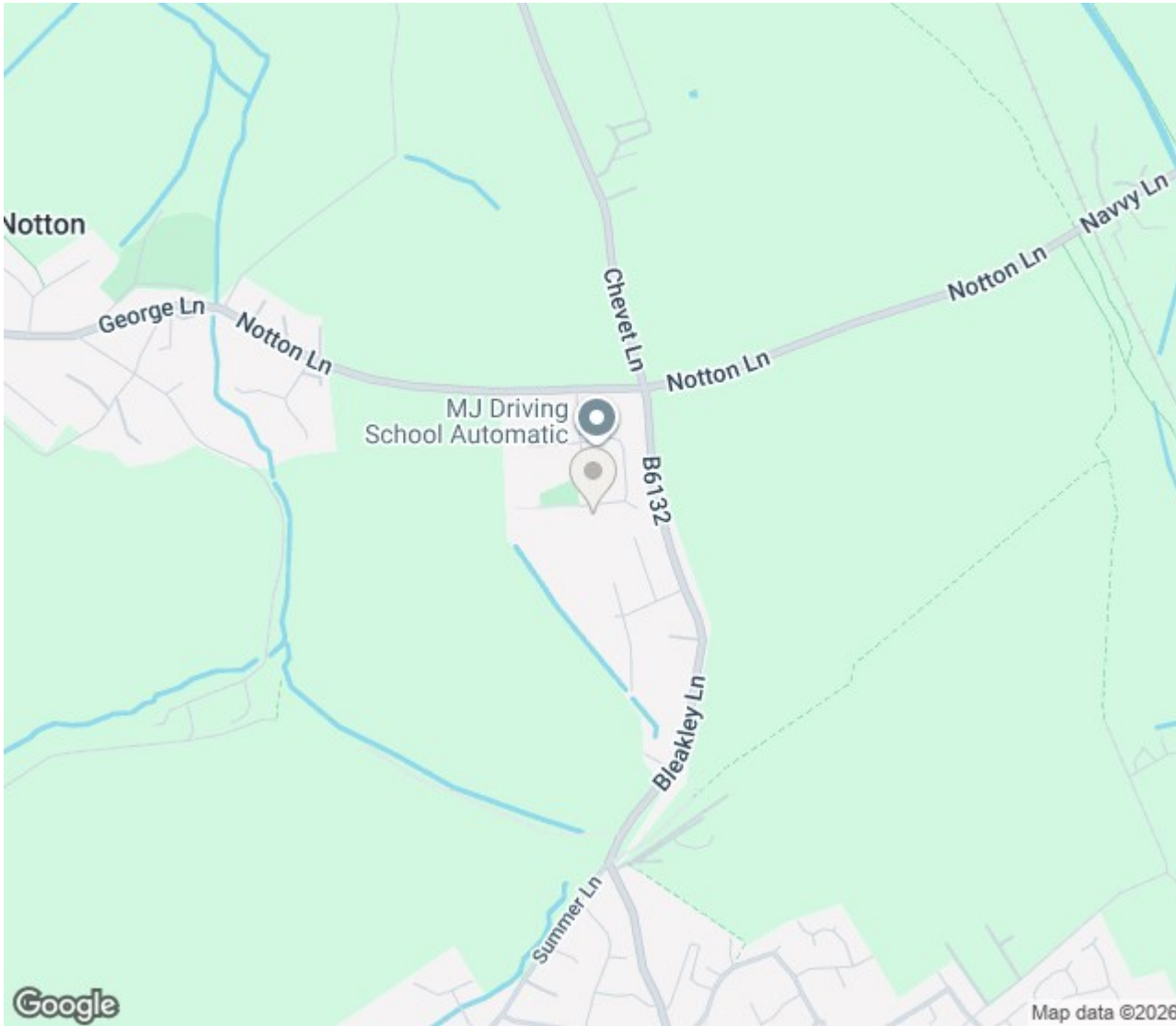
The garden is exceptionally spacious, particularly in length, offering ample outdoor space for a variety of uses. Fully enclosed with fencing, it provides both privacy and security. The garden also benefits from an open outlook, backing onto a large field, which

enhances the sense of space and offers pleasant, uninterrupted views.









## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

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