



## 12 Springvale Close, Sharston Common, Wakefield, WF4 1TG

Situated in the charming area of Sharston Common, Wakefield, this delightful semi-detached house on Springvale Close presents an excellent opportunity for first-time buyers. Built in 1997, the property boasts a practical layout, offering a comfortable living space of 742 square feet.

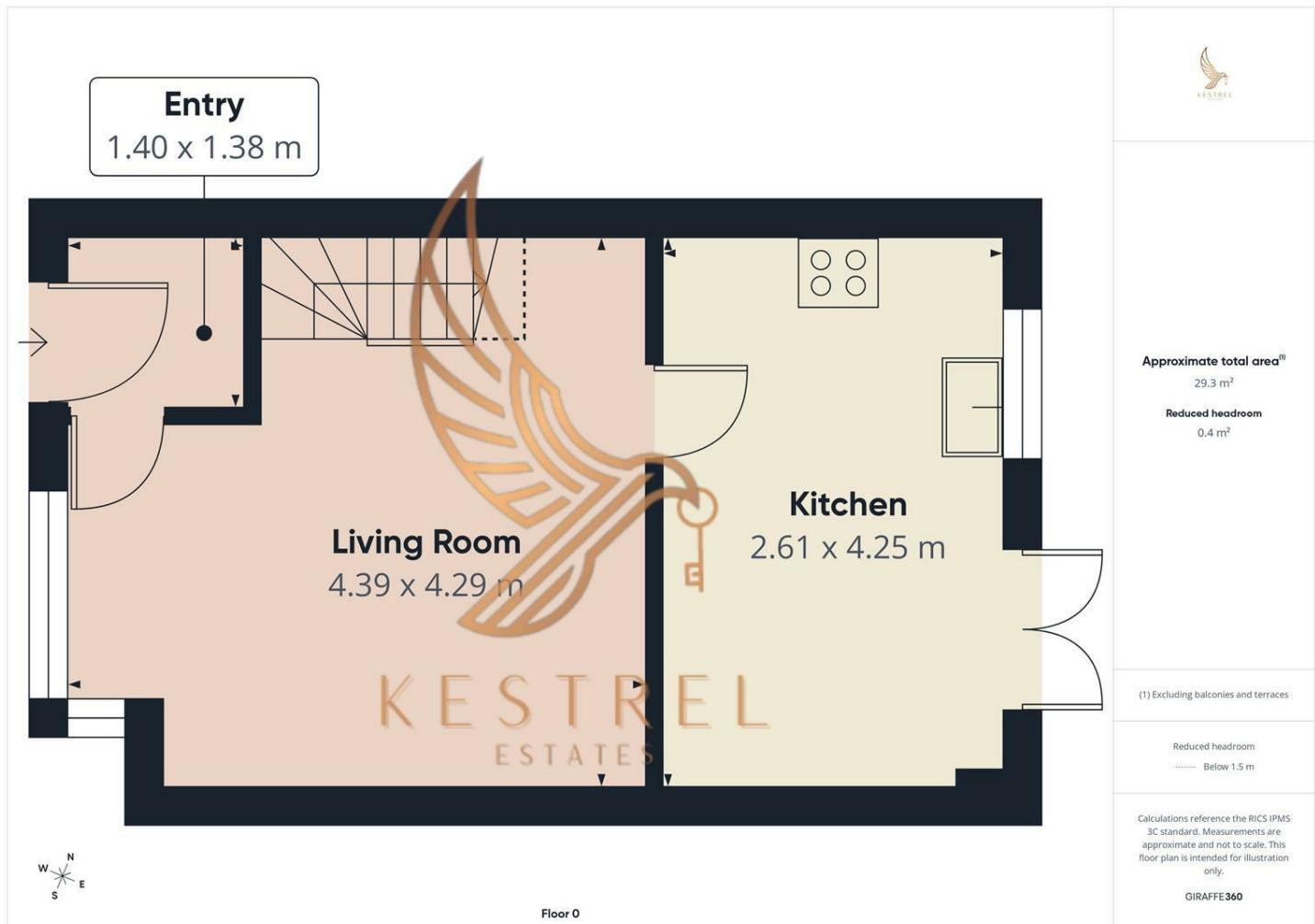
Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The house features two well-proportioned bedrooms, ideal for a small family or those seeking a guest room or home office. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and hassle-free purchase process. The home is ready to move straight into, making it an attractive option for those eager to settle in without delay.

With its appealing location and practical amenities, this semi-detached house is a wonderful choice for anyone looking to establish their first home in a friendly community. Don't miss the chance to make this lovely property your own.

- DO NOT MISS THIS PROPERTY
- NO ONWARD CHAIN
- GREAT FIRST TIME BUYER HOME
- 2 DOUBLE BEDROOMS
- VERY WELL PRESENTED
- ENCLOSED GARDEN
- CUL DE SAC LOCATION

**£190,000**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	