



## 55 Pledwick Lane, Wakefield - WF2 6EA

£450,000 Freehold

Individual Detached Bungalow in sought after position close to Wakefield Golf Club. Superbly presented, two bedrooms and two bathrooms. Viewing essential!!

**Entrance Hall**

With built in storage, composite double glazed entrance door.

**Living Room**

22' 1" x 16' 1" (6.72m x 4.90m)

An excellent entertaining space with wood flooring, two large full height windows with open aspect towards the Golf Club, central heating radiator.

**Inner Hall**

With oak flooring with feature open staircase, understairs storage and feature radiator.

**Breakfast Kitchen**

17' 4" x 8' 9" (5.28m x 2.67m)

Superbly appointed with a range of Shaker style fronted wall and base units, contrasting Granite worktops, feature Belfast sink with mixer tap unit, fitted Range oven with extractor hood over, plumbing for dishwasher, tiling between the worktops and wall units, double glazed window overlooking the rear garden, door leading to...

**Rear Entrance/Bootroom**

Being double glazed with feature roof light and rear entrance door.

**Master Bedroom**

12' 7" x 10' 9" (3.84m x 3.27m)

Having wood flooring, double glazed window, central heating radiator, large walk-in wardrobe with hanging space.

**Ensuite WetRoom**

Being fully tiled with wash hand basin set in vanity unit, low flush w/c, walk-in shower with Raindance shower head, double glazed window, heated towel rail.

**Bedroom to Rear**

8' 5" x 14' 1" (2.57m x 4.28m)

With double glazed window, central heating radiator overlooking the rear garden.

**House Bathroom**

With modern white suite with wash hand basin set in vanity unit, low flush w/c, panelled bath, separate shower cubicle tiling, double glazed window, central heating radiator.

**Stairs lead to First Floor****Utility Room**

With two double glazed Velux roof lights, built in storage with central heating boiler.

**Workshop/Studio**

15' 11" x 7' 9" (4.85m x 2.36m)

With three double glazed Velux roof lights, access to eaves storage, central heating radiator.

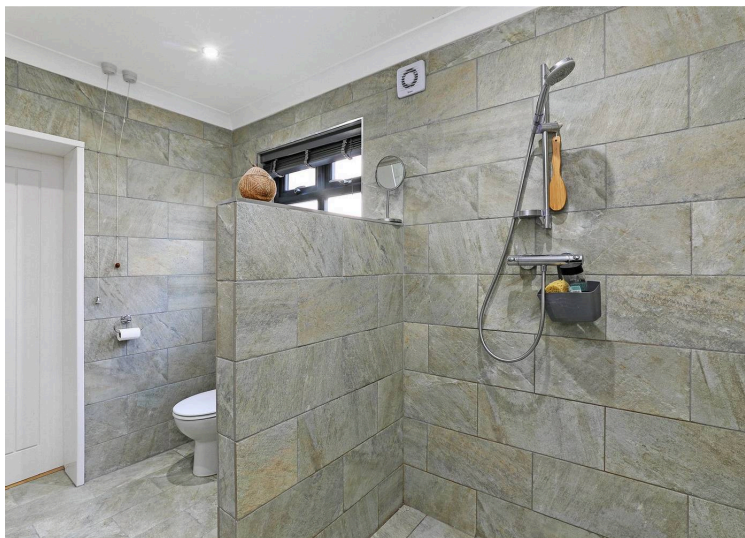
**Occasional Room**

15' 5" x 11' 11" (4.70m x 3.63m)

With double glazed gable window, central heating radiator. Please note this area does not comply with current building regulations.

**Outside**

Block paved driveway to the front provides ample off-street parking, outside double power point. To the rear lawn garden with paved patio area, mature trees and shrubs, flowering borders, a real haven for the local bird population. Please note the property has Solar Panels providing low cost living together with an income of approximately £1500 per year.







TOTAL FLOOR AREA : 1727 sq.ft. (160.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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