



3 Whewell Street, Birstall, West Yorkshire, WF17 9PQ

A super opportunity has arisen to purchase this impressive detached property provides spacious and family sized accommodation. Much improved by the present sellers including the addition of electric gates and block paving to the front of the property providing ample secure parking for 2 vehicles, in addition to a spacious workshop/ garage. The property offers 3 bedrooms over 3 floors with a house bathroom and 2 en-suites. Situated in this popular location, within short walking distance to Birstall village. Houses like this are rare to market and as such, an early viewing is essential.

Asking Price £295,000

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ENTRANCE HALL High ceilings with original period cornicing and traditional roll top style radiator. Victorian style Heritage range Karndean flooring.

LOUNGE 15' x 14 (4.57m x 14)

High ceilings with original period cornicing. Feature decorative fireplace into the chimney breast with Yorkshire stone hearth and parquet flooring. Traditional roll top style radiator. Double sliding doors to the kitchen and dining area. Bespoke fitted plantation window shutters with period window surround. Smart home features throughout the property including voice activated lighting and Hive heating system

KITCHEN AND DINING AREA 24'10" x 12' max (7.57m x 3.66m max)

'L' shaped kitchen and dining area with a range of base and wall units, worktops and sink unit. Large American style fridge/freezer space, dishwasher, washing machine, oven, island 5 ring gas burner hob with extractor above. Composite stable door to the rear of the property. Parquet flooring and traditional roll top style radiator in the dining area and kitchen.

BASEMENT 15' x 14' (4.57m x 4.27m)

A good dry storage area with ample head room and a Yorkshire stone flagged floor. The room offers vast potential to convert into a large lower ground floor room (subject to building regulations). The present owners have had structural plans drawn up to convert the basement into a separate room and utility area. These plans are included with the sale.

LANDING Stair runner bordered carpet on the stairs leading to the first floor.

MASTER BEDROOM 14' x 12'11" max (4.27m x 3.94m max)

Fitted sliding wardrobes that reveal access to the en suite.

EN-SUITE SHOWER ROOM/W.C. Shower, sink and W.C. Tiled flooring. Storage/ boiler cupboard. New boiler fitted within the last 2 years.

BEDROOM 2 9' x 8' (2.74m x 2.44m)

High ceiling and fitted wardrobes and bespoke fitted plantation window shutters.

BATHROOM High ceiling with spotlights. 4 piece suite including bath, shower, W.C. and wash basin. Heated towel rail.

TOP FLOOR

BEDROOM 3 12' x 12' (3.66m x 3.66m)

Top floor attic bedroom. Two Velux roof windows. Built in cupboard space and ample storage to eaves.

EN-SUITE W.C. Wash basin and W.C and storage space.

DETACHED GARAGE/WORKSHOP 26' x 13' (7.92m x 3.96m)

Large detached garage/ workshop with boarded roof space storage. Pedestrian access via large double doors at the rear of the property and vehicular access via Sedgewick Street.

OUTSIDE Vehicle access via electric gates, leading to enclosed garden space with composite decking and block paving. Pedestrian gate access to the front of the property. External lighting along the exterior wall and flood lighting including CCTV.

PLEASE NOTE Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		