



Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

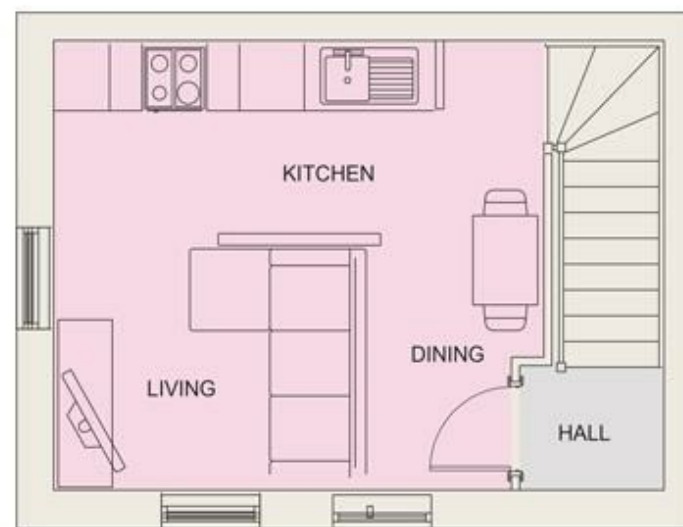
# CHARLES LOUIS

HOMES LIMITED

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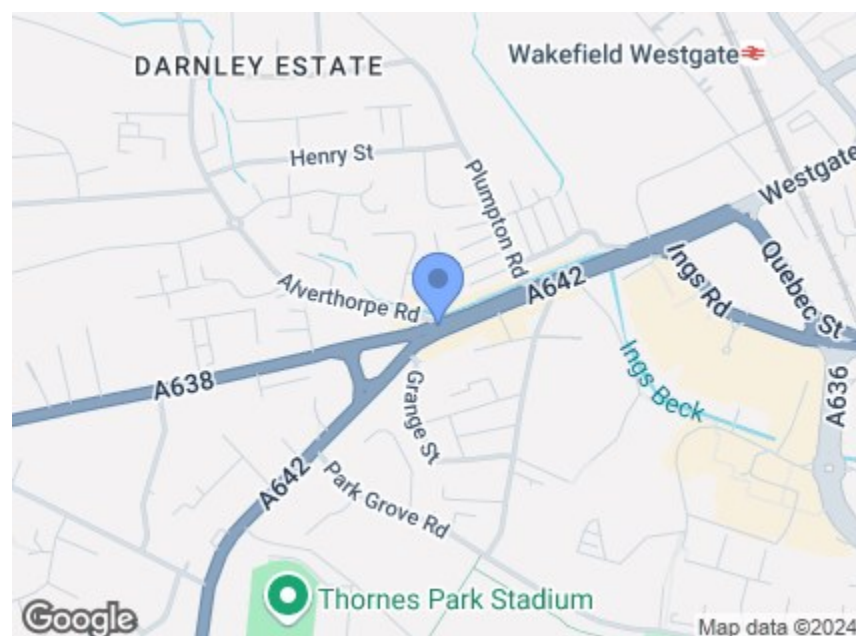
Floor Plan | Ground Floor



Floor Plan | First Floor



Floor Plan | Second Floor



### Directions

At junction 40 of the M1, take the A638 exit to Wakefield/Dewsbury. At Flusdyke Interchange, take the 1st exit onto Wakefield Rd/A638, continue to follow A638 and next turn left onto Alverthorpe Rd. Destination will be on the right

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



## The Ogden Westgate Place

Alverthorpe Road, Wakefield, WF2 9NL

Price £190,000



- Two Bedroom House Over Three Storeys
- Fitted Open Plan Kitchen
- Fitted En-Suite Bathroom
- Fitted En-Suite Shower Room
- Gas Central Heating
- uPVC Double Glazed Windows
- Parking

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# The Ogden Westgate Place

Alverthorpe Road, Wakefield, WF2 9NL

**\*\*IMMACULATE TWO BEDROOM, THREE STOREY PROPERTY\*\*SOLD WITH NO CHAIN\*\*PARKING WITH PROPERTY\*\* Westgate Place Phase Two consists of 2 & 3 Bedroom family homes in Wakefield In the local area you'll find schools, restaurants, banks, gyms and plenty of shops.**

The development is ideal for first time buyers, young professionals, and growing families, especially those needing access to local areas such as Leeds and South Yorkshire.

\* Please note...photographs are for illustration purposes only and measurements may alter slightly during construction.

## Ground Floor

### Entrance Hallway

### Bedroom Two

9'10" x 13'1" (3 x 4)

uPVC doubled glazed window, gas central heating radiator, centre ceiling light, power points

### Shower Room

7'6" x 6'6" (2.3 x 2)

Fitted with a modern three piece suite, comprising of a glass enclosed shower, low level WC, hand wash basin, fully tiled floor and walls, inset spot lights, radiator and extractor.

## First Floor

### Open Plan Living, Dining and Kitchen

14'9" x 13'1" (4.5 x 4)

uPVC doubled glazed window, fitted with a range of modern shaker style wall and base units and contrasting worktops with inset sink and mixer tap, induction four ring hob with integrated oven and modern fitted extractor above, stove, integrated dishwasher, integrated fridge freezer, integrated washing machine, laminate wood flooring, inset spots and gas central heating radiator.

## Second Floor

### Bedroom One

14'9" x 9'10" (4.5 x 3)

uPVC doubled glazed window, centre ceiling light, gas central heating radiator, power points, access to en-suite

### En-Suite

9'2" x 3'11" (2.8 x 1.2)

Fitted with a modern three piece suite, comprising of walk-in shower, low level WC, hand wash basin, fully tiled floor and walls with inset spot lights and extractor,