



Holroyd Miller have pleasure in offering for sale this spacious and well-proportioned four bedroomed family home offering accommodation over three levels and occupying an enviable position on the edge of this popular development overlooking the park. The well-planned interior has both gas fire central heating, UPVC double glazing and comprises of entrance reception hallway with open staircase, ground floor cloakroom/wc, double doors open through to family room with adjacent open plan kitchen diner with built in appliances and French doors leading onto the rear garden. To the first floor, "L" shaped living room with feature fire surround, master bedroom with built in wardrobes and en suite shower room. To the second floor, three good size bedrooms and house bathroom. Outside, easy to maintain gardens to both front and rear being enclosed with single car garage and parking, secured gated nearby. Located on the outskirts of the city centre within walking distance of its excellent range of restaurants and bars, Wakefield Westgate train station for those travelling to either Leeds or London, access to the motorway network via J41/M1 or M62. Offered with immediate vacant possession, Viewing Essential, NO CHAIN.

Asking Price:

41 Tuke Grove, Wakefield, WF1 4SL

£245,000

EPC Rating: C75



GROUND FLOOR ENTRANCE RECEPTION HALLWAY

With double glazed entrance door, useful storage cupboard, laminate wood flooring, open staircase.

CLOAKROOM

Having pedestal wash basin, low flush w/c, access to under stairs storage.

FAMILY ROOM 14'5" x 10'2" (4.4m x 3.1m). With double doors leading from the hallway, with laminate wood flooring, two double glazed windows, two central heating radiators.

KITCHEN/DINER 16'10" (5.13) x 12'5" (3.78) to 10'2" (3.11). Fitted with a matching range of beech effect fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, mixer tap unit, built in double oven, hob with extractor hood over, plumbing for automatic washing machine and dishwasher, central heating boiler, double glazed window and French doors leading onto the rear garden, double panel radiator, downlighting to the ceiling.

STAIRS LEAD TO FIRST FLOOR LANDING



For additional information and full photo gallery please visit www.holroydmiller.co.uk



LIVING ROOM 16'10" x 13'9" (5.13m x 4.2m).

Being "L" shaped with three double glazed windows making the most of the views overlooking the park, feature fire surround with marble inset and hearth with flame effect fitted gas fire, television point, single panel radiator.

MASTER BEDROOM 9'9" (2.97) x 10'2" (3.1) to wardrobe fronts.

Having a comprehensive range of fitted wardrobes being part mirrored, double glazed window overlooking the rear garden, single panel radiator.



EN SUITE SHOWER ROOM

Furnished with modern white suite comprising: pedestal wash basin low flush w/c, shower cubicle, tiling, electric shaver point, airing/cylinder cupboard, double glazed window, single panel radiator.

STAIRS LEAD TO...

SECOND FLOOR LANDING

With spindle balustrade.

BEDROOM TO FRONT 10'9" x 7'3" (3.28m x 2.2m).

With built in storage cupboard, double glazed window, single panel radiator.



BEDROOM TO FRONT 9'4" x 14'5" (2.84m x 4.4m).

With two double glazed windows making the most of the views, single panel radiator.

BEDROOM TO REAR 9'4" x 11'5" (2.84m x 3.48m).

With double glazed window overlooking the rear garden, single panel radiator.

HOUSE BATHROOM

Furnished with modern white suite comprising: pedestal wash basin, low flush w/c, panelled bath with electric shaver point, double glazed window, double panel radiator.



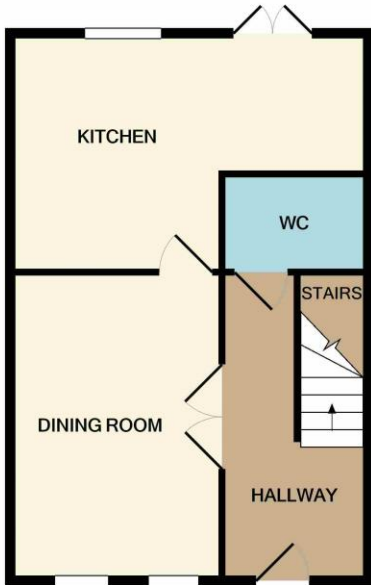
OUTSIDE

Neat garden area to the front, to the rear paved patio and lawned garden, nearby single car garage with adjacent secured parking.

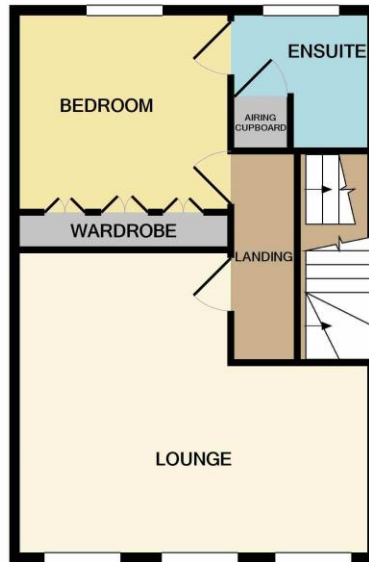
Council Tax Band - D

Tenure - Freehold

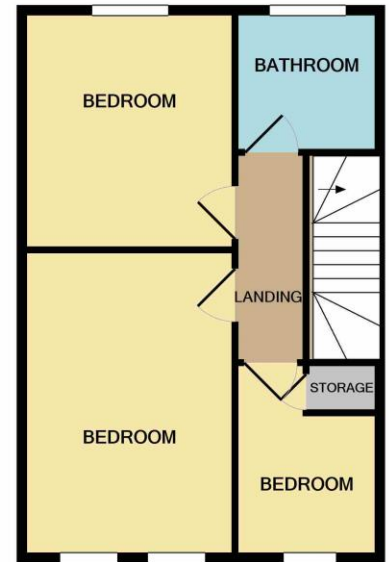
Viewing - By appointment through Holroyd Miller



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For additional information and full photo gallery please visit
www.holroydmiller.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract