

14 Carnforth Avenue, Wakefield, WF1 2GD



2 Bedrooms

Holroyd Miller have pleasure in offering for sale this well presented modern three storey end town house occupying a central location strolling distance of Wakefield Westgate train station and the city centre. Offering excellent accommodation for the first-time buyer or those looking to commute with both gas fired central heating, UPVC double glazing, alarm system and comprising, ground floor entrance reception hallway with open staircase with storage cupboard, ground floor combined shower room with corner shower, storage cupboard with plumbing for washing machine, ground floor double bedroom with built in wardrobes. To the first floor, open plan living room with well-appointed kitchen area with a range of built-in appliances and access onto balcony. To the second floor, master bedroom with built in wardrobes, ensuite shower room. Outside, off street parking for two cars. Situated on this popular development by Strata Homes, offering a move with a minimum of fuss, with easy access to the motorway network. Viewing Essential.

Asking Price:

£175,000

EPC Rating: B



Ground Floor Entrance Reception Hallway

With composite entrance door, open staircase with storage, central heating radiator.

Combined Shower Room

Furnished with modern white suite with pedestal wash basin, low flush w/c, corner shower, tiling, chrome heated towel rail, built in storage cupboard containing plumbing for automatic washing machine.



Ground Floor Bedroom *13'3" (4.04) to wardrobe fronts x 8'10" (2.70).*

With dual aspect double glazed windows makes this a light and airy room with built in wardrobes, central heating radiator.



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



Stairs lead to First Floor Living Room 15'3" (4.66) x 11'5" (3.48) plus staircase.

With open staircase, built in kitchen area with a range of wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, laminate wood flooring, dual aspect double glazed windows, central heating radiator, tiling between the worktops and wall units, downlighting to the ceiling, double glazed French doors leading onto the balcony.



Stairs lead to Second Floor

Master Bedroom 13'2" (4.01) x 15'4" (4.67) incorporating staircase.

With four double glazed windows, built in wardrobe being part mirrored, central heating radiator.

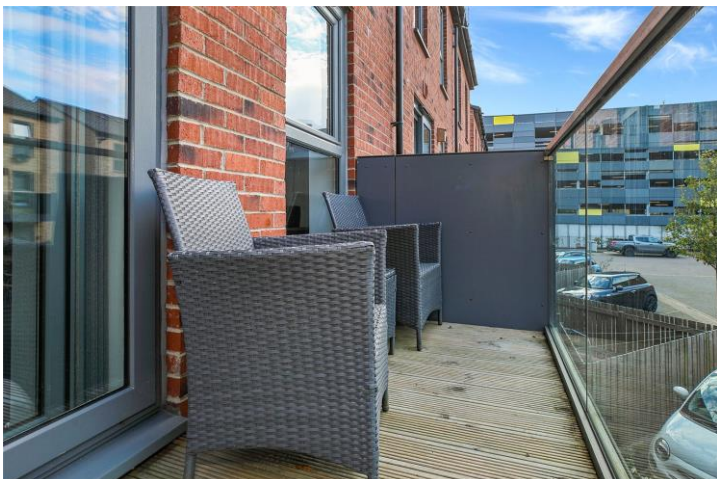


En Suite Shower Room

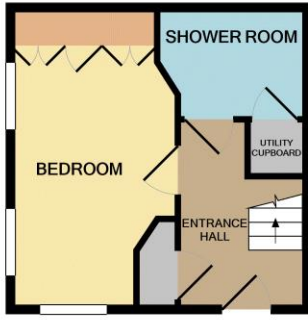
Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath with shower over and shower screen, electric shaver point, tiling, chrome heated towel rail.

Outside

Driveway provides ample off-street parking, (please note the property has an annual contribution to site areas at £182.00 per annum).



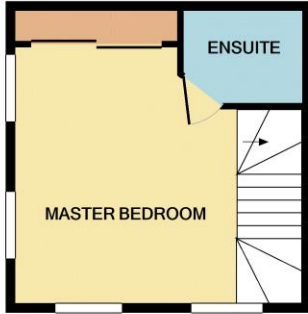
Viewing - By appointment through Holroyd Miller



GROUND FLOOR
APPROX. FLOOR
AREA 231 SQ.FT.
(21.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 231 SQ.FT.
(21.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 231 SQ.FT.
(21.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 SQ.M.)

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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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