

7A, Wrenthorpe Lane, Wrenthorpe, Wakefield, WF2 0QB



4 Bedrooms

Holroyd Miller have pleasure in offering to market this stunning stone built four bedroom detached property, in the ever-sought-after location of Wrenthorpe, close to local schools and within easy reach of great motorway links this property is sure to be highly sought after. Finished to a very high standard throughout the ground floor comprises of Entrance Hallway, Living Room, Open plan Kitchen and Dining area with Sliding doors giving access to the rear garden, Utility room and Integrated Double Garage. The First floor comprises of Impressive Master Bedroom with En suite Shower room and three good sized double bedrooms. Large rear Garden, across two levels, the bottom level boasting a patio area that can be accessed from both the kitchen and dining area. To the top level the garden boasts well stocked borders, mature trees and lawned area retaining a high degree of privacy. Viewing Essential.

Asking Price:

£485,000

EPC Rating: D



Entrance Hall

With tiled floor, double panelled radiator, open staircase.

Cloakroom/wc

With wash hand basin, low flush w/c, double glazed window.

Living Room 21'7" x 12'3" (6.58m x 3.73m). Having full height double glazed window to the front, double glazed window to the side, feature fire surround with marble inset and hearth with electric fire central heating radiator.

Kitchen Dining Room 22'7" x 11'5" (6.88m x 3.48m).

Fitted with a modern high specification kitchen with a range of contrasting grey base and tall units, Quartz worktops and undercounter composite sink with mixer tap. Integrated appliances that are controlled by blue tooth, include double oven, coffee machine dishwasher, fridge, wine cooler, five-ring gas hob with extractor. Tall Column radiators and a contrasting Karndean floor finish the kitchen area off to a very high standard.



Rear Entrance Hall

With double glazed door to the rear garden, tiled floor and access to the Integral Garage.



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



Utility Room 11'6" x 5'7" (3.5m x 1.7m).

Fitted with a matching range of wall and base units, contrasting worktop, stainless steel inset sink unit with mixer tap unit, plumbed for automatic washing machine, space for dryer.

Stairs Lead to First Floor Landing

Master Bedroom 13'3" x 12'2" (4.04m x 3.7m).

Large master bedroom, double glazed window, radiator and access to...

En suite Bathroom 8'2" x 3'4" (2.5m x 1.02m).

En suite shower room fitted with white suite, shower and tiled throughout.

Bedroom 11'3" x 10'6" (3.43m x 3.2m).

With fitted wardrobes, double glazed window, single panel radiator

Bedroom 9'8" x 11'3" (2.95m x 3.43m).

With built in wardrobes, double glazed window overlooking the rear garden, single panel radiator

Bedroom 8'11" x 9'10" (2.72m x 3m).

Double glazed window with views to the front of the property, single panel radiator.



Bathroom

Fitted with a contemporary style suite with wash hand basin set in vanity unit, low flush wc, panelled bath, tiled walls and floor, down lighting to the ceiling, double glazed window.

Integral Double Garage 17'5" x 17'5" (5.3m x 5.3m). With

remote control up and over door, lighting and combination central heating boiler

Garden

Large rear Garden, across two levels, the bottom level boasting a patio area that can be accessed from both the kitchen dining area and the rear door. To the top level the garden boasts a selectin of planted shrubs, mature trees and a lawned area.

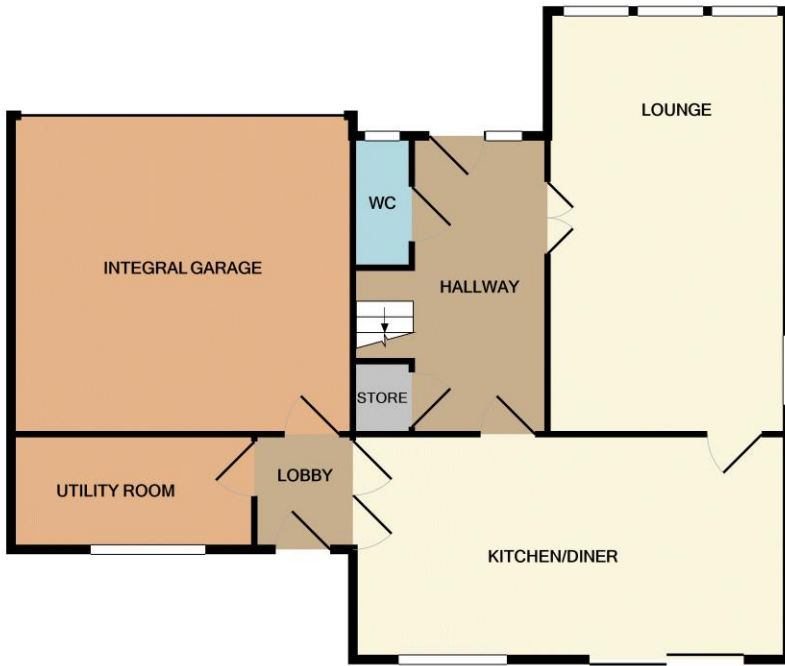


Council Tax Band - E

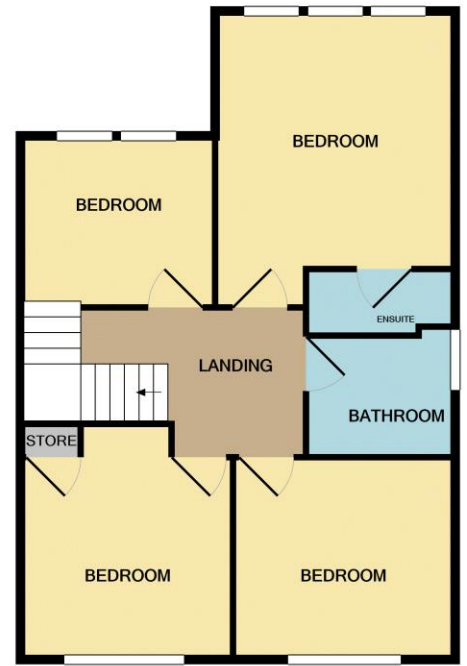
Tenure - Freehold

Viewing - By appointment through Holroyd Miller





GROUND FLOOR



1ST 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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(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