



Blenheim Road, St Johns Asking Price: £495,000

Wakefield, WF1 3JZ

Holroyd Miller have pleasure in offering for sale this individually designed detached true bungalow occupying a popular and convenient position in the heart of St. Johns within walking distance of the city centre and its excellent range of amenities, having both gas fired central heating, UPVC double glazing. The well planned interior briefly comprises of outer entrance porch leading to reception hallway with built in storage cupboards, cloakroom/wc, three good sized bedrooms all having built in wardrobes, combined shower room with large shower cubicle, stunning living room with feature fire surround and hearth with access to adjacent conservatory also giving access to large breakfast kitchen superbly appointed with natural wood units and contrasting granite worktops and breakfast bar, centre island, a comprehensive range of Miele integrated appliances, adjacent pantry, rear entrance porch gives access to boiler room. Standing on a generous corner plot, the property has two driveways, one from Belmont Street and the other from Blenheim Road providing secured off street parking and leading to shared attached garage with automated doors. A truly unique opportunity, offering tremendous potential. The property is located within walking distance of the city centre, excellent local schools, Wakefield Westgate train station ideal for those travelling to Leeds, London or Edinburgh, easy access to the motorway network, Viewing Essential, Offered with No Chain.



Entrance Porch

With tiled floor, double glazed window and entrance door.

Reception Hallway

With storage cupboard, central heating radiator.

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

Living Room 25'5" x 15'1" (7.75m x 4.6m). With dual aspect double glazed windows, tiled fire surround and hearth with electric fire, two central heating radiators. Double glazed entrance door leads through to the conservatory.

Conservatory 12'11" x 8'6" (3.94m x 2.6m). Being double glazed, overlooking the side garden with central heating radiator.



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Breakfast Kitchen 14' x 15'5" (4.27m x 4.7m).

Well-appointed with a range of high-quality maple fronted wall and base units, contrasting granite worktops extending to centre island and breakfast bar, AEG hob with Miele oven, under mounted sink with mixer tap unit, integrated dishwasher and washing machine, sliding double glazed patio doors led through to the conservatory, double glazed window and rear entrance door, deep pantry cupboard.



Rear Entrance Porch

Being double glazed, gives access to the rear driveway and boiler room containing Baxi central heating boiler.

Combined Shower Room

Furnished with coloured suite comprising, pedestal wash basin, low flush w/c, large shower cubicle, secondary glazed window and heated towel rail, half tiled walls, central heating radiator.



Bedroom 11'5" x 15'11" (3.48m x 4.85m).

With wash hand basin set in vanity unit, fitted mahogany wardrobes and overhead cupboards being part mirrored, double glazed window, two central heating radiators.

Bedroom 12'7" x 2.88 (3.84m x 2.88).

With built in storage cupboard, double glazed window, central heating radiator.

Bedroom 15'11" x 13'6" (4.85m x 4.11m).

Having dual aspect windows, tiled fire surround and hearth, fitted wardrobes and overhead cupboards, central heating radiator.



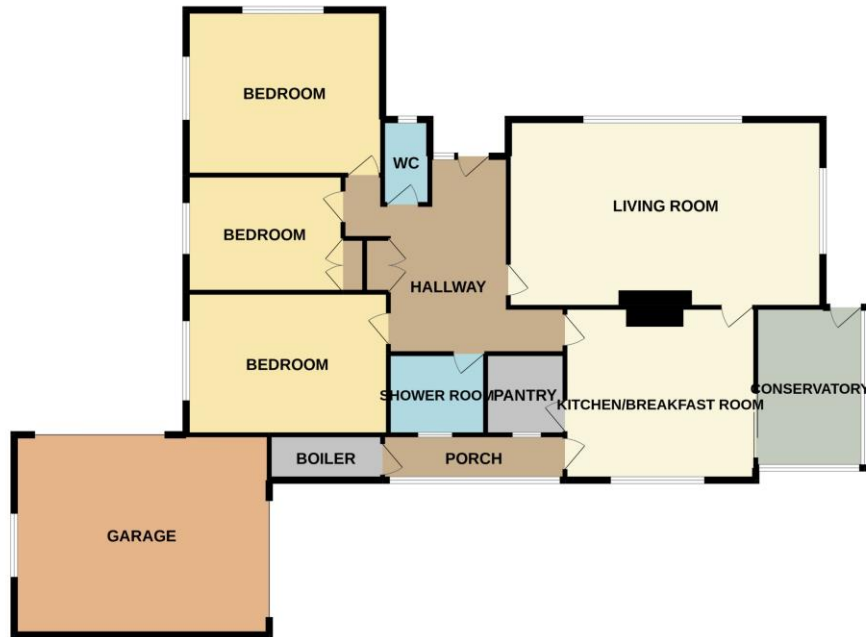
Outside

The property has been well maintained with recent addition of concrete cobbled driveway leads to the rear with landscaped lawn gardens to the side with stone paved patio area, greenhouse, further stone paved patio areas to the front with raised garden area with mature fruit trees, gazebo, double garage (6.34m x 3.64m) accommodating both driveways with automated garage doors.

Tenure - Freehold

Viewing - By appointment through Holroyd Miller

GROUND FLOOR
1977 sq.ft. (183.6 sq.m.) approx.



TOTAL FLOOR AREA: 1977 sq.ft. (183.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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 | 77 |
| (55-68) | D | 60 |
| (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