



Ouzlewell Green, Lofthouse

Wakefield, West Yorkshire, WF3 3QW

Asking Price:

£275,000

Holroyd Miller have pleasure in offering for sale this well presented double fronted semi-detached true bungalow occupying a large and generous corner position offering tremendous scope and potential with gardens to three sides, driveway providing off street parking leading to detached garage. The accommodation is offered with immediate vacant possession with No Chain, having gas fired central heating, PVCu double glazing and comprising entrance reception hallway, living room with feature bay window, downlighting to the ceiling, well equipped kitchen with a range of dark oak shaker style units with granite worktops, two good sized bedrooms, combined shower room with modern white suite with Raindance shower head and body shower, fully tiled. Outside, a generous corner plot, located in this ever popular and convenient location of Lofthouse north of Wakefield city centre betwixt Wakefield and Leeds, close to Rothwell town centre and its excellent range of amenities, easy access to the motorway network and access to the local train station within Outwood. Viewing Essential, No Chain.



Entrance Reception Hallway

With double glazed entrance door, light oak internal doors to all rooms, downlighting to the ceiling.

Living Room 14' (4.27) x 12' (3.65) plus bay window.

With feature double glazed bay window overlooking the front garden, laminate wood flooring, downlighting to the ceiling, central heating radiator.



Kitchen 10' (3.06) opening to 13'11" (4.24) to door x 8' (2.44) opening to 9'8" (2.95).

Superbly appointed with a matching range of dark oak shaker style fronted wall and base units, contrasting black granite worktops, gas point for cooker with extractor hood over, colour co-ordinated sink unit, monobloc tap fitment, plumbing for automatic washing machine, tiling between the worktops and wall units, useful pantry cupboard, double glazed window, central heating radiator, double glazed entrance door.



Bedroom Front 11'9" x 12' (3.58m x 3.66m).

With laminate wood flooring, double glazed window, central heating radiator.

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



Bedroom Rear 9'9" x 8'5" (2.97m x 2.57m).

With double glazed window, downlighting to the ceiling, laminate wood flooring, central heating radiator.

Combined Shower Room

Furnished with modern white suite with low flush w/c, wall hung wash hand basin set in vanity unit, large shower cubicle with Raindance shower head and body shower, tiled, double glazed window, chrome heated towel rail.



Outside

The property occupies a generous corner position with mainly laid to lawn gardens to the front with mature trees and shrubs, driveway provides off street parking and leads to brick built single car garage with power and light laid on, double glazed window and entrance door, further extensive lawn garden area to the side providing tremendous potential. To the rear, further lawn garden with mature trees, useful outside store with double glazed door, central heating boiler.



Council Tax Band - C

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR



Whilst 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. Made with Metropac 02022

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	88
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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