



## Woolgreaves Drive, Wakefield

West Yorkshire, WF2 6DR

Asking Price:

£215,000

Holroyd Miller have pleasure in offering for sale this attractive semi detached bungalow located on this ever popular and sought after development within the popular suburb of Sandal south of Wakefield city centre, offering excellent accommodation or those looking to downsize with both gas fired central heating, UPVC double glazing. Comprising side entrance reception hallway, living room with feature fire surround and gas fire, well-appointed kitchen with a range of high gloss units, built in oven and hob with extractor hood over, rear entrance porch, house bathroom furnished with modern white suite with electric shower over, two good sized bedrooms, master bedroom with bay window and fitted mirrored wardrobes. Outside, attractive concrete printed driveway with turning space leads to concrete sectional single car garage. To the rear, mainly laid to lawn garden. A popular and convenient position within easy reach of local amenities, train station, regular bus routes and supermarkets. Offered with No Chain, Viewing Essential.





#### Side Entrance Hallway

With double glazed entrance door, access to loft, single panel radiator.

#### Living Room 14'5" x 11' (4.4m x 3.35m).

With feature fire surround and hearth with gas fire, double glazed window, double panel radiator.

#### Kitchen 10'4" x 7'10" (3.15m x 2.4m).

Fitted with a matching range of modern high gloss white fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, plumbing for automatic washing machine, tiling, combination central heating boiler, laminate wood flooring, double glazed bay window to the side, downlighting to the ceiling, double panel radiator.



#### Rear Entrance Porch

Being double glazed with double glazed rear entrance door.



For additional information and full photo gallery please visit [www.holroydmiller.co.uk](http://www.holroydmiller.co.uk)





### House Bathroom

Furnished with modern white suite comprising of wash hand basin set in vanity unit, low flush w/c, panelled bath with electric shower over, tiling, double glazed window, chrome heated towel rail.

### Bedroom to Front 12' x 10'11" (3.66m x 3.33m).

With double glazed bay window, fitted mirrored wardrobes, single panel radiator.

### Bedroom to Front 8'8" x 8'8" (2.64m x 2.64m).

With double glazed window, single panel radiator.



### Outside

Concrete driveway to the side and to the front provides ample off-street parking leading to concrete sectional single car garage with up and over door. To the rear, mainly laid to lawn garden being enclosed with block paving area. Please note the property had UPVC facias.



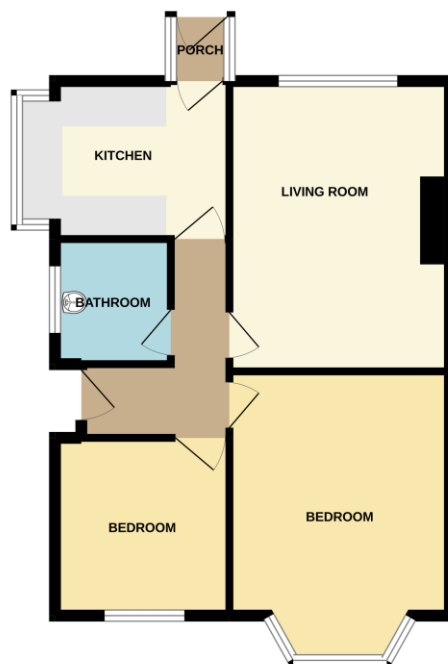
**Council Tax Band - C**

**Tenure - Freehold**

**Viewing - By appointment through Holroyd Miller**



GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 sq.m.) approx.

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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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