



# Weavers Close, Crofton

Asking Price £230,000

Wakefield, WF4 1BX

Holroyd Miller have pleasure in offering for sale this attractive modern three-bedroom end town house offering spacious and well-proportioned accommodation situated within the ever-popular village of Crofton east of Wakefield city centre. Offering excellent family accommodation having gas fired central heating and double glazing, an excellent specification, briefly comprising entrance reception hallway with useful cloakroom, well-appointed kitchen with a range of cream units with integrated appliances, spacious living room with French doors leading onto the rear garden, understairs storage. To the first floor, two double bedrooms, house bathroom with shower over bath. To the second floor, master bedroom with walk in dressing room and ensuite shower room. Outside, off street parking for two vehicles together with visitor parking, to the rear good size garden with paved patio and Pergola, further lawn garden being enclosed with open views. A truly enviable home located within easy reach of Wakefield city centre, access to the M1/M62 motorway network via the eastern relief road, close to local schools, No Chain, viewing essential.



# **Entrance Reception Hallway**

With double glazed entrance door, alarm controls, storage cupboard.

### Cloakroom

Having pedestal wash basin, low flush w/c, half tiled walls, double glazed window, chrome heated towel rail.

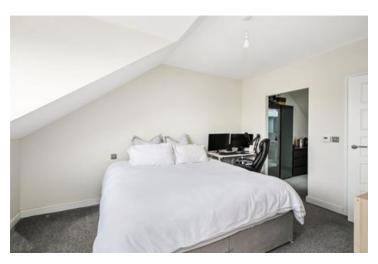
# Kitchen 12'8" x 6'5" (3.86m x 1.96m).

Fitted with a matching range of modern cream fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, built in double oven, hob with extractor hood over, integrated dishwasher and fridge, washing machine, central heating boiler, double glazed window, central heating radiator.

# Living Room 17'3" x 13'9" (5.26m x 4.2m).

A light and airy room situated to the rear of the property overlooking the rear garden with double glazed window and French doors, double glazed window to the side, understairs storage cupboard, central heating radiator.





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







# Stairs Lead to First Floor Landing

With central heating radiator.

Bedroom 13'9" (4.2) x 10'11" (3.33) opening to 12'4" (3.76) into recess for wardrobe.

Two double glazed windows making the most of the views, central heating radiator.

## House Bathroom

Furnished with modern white suite with pedestal wash basin, low flush w/c, panelled bath with shower over and shower screen, double glazed window, tiling, chrome heated towel rail.

Bedroom to Front 13'9" (4.2) x 10'11" (3.33) narrowing to 9'6" (2.90).

With double glazed window, central heating radiator.

# Stairs Lead to Second Floor

Master Bedroom 13'9" (4.19) narrowing to 10' (3.05) x 14'6" (4.42).

With double glazed window, central heating radiator.

Walk-in Dressing Room 11'9" x 5'9" (3.58m x 1.75m). Providing ample storage and hanging space with access to useful eaves storage, central heating radiator.

#### **Ensuite Shower Room**

Furnished with modern white suite with pedestal wash basin, low flush w/c, walk-in shower with electric shower, tiling, electric shaver point, double glazed Velux roof light, chrome heated towel rail.

## Outside

Two parking spaces to the front together with visitor parking, to the rear, generous paved patio with Pergola further garden being enclosed with extensive decking area with open views.

Council Tax Band - C

Tenure - Freehold

Viewing - By appointment through Holroyd Miller

#### **GROUND FLOOR**

W.C. LOUNGE/DINING 1832 x 855mm 5288 x 4200mm max. (6'0" x 2'10") (17'4" x 13'9" max.)

**KITCHEN** 3875 x 1955mm (12'9" x 6'5")

#### FIRST FLOOR

BED 2 4200 x 3794mm max. (13'9" x 12'5" max.)

(13'9" x 11'0" max.)

BED 3

2015 x 1970mm (6'7" x 6'6")

4200 x 3349mm max.

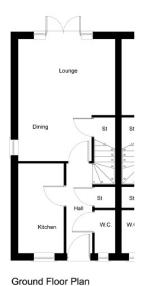
RATH

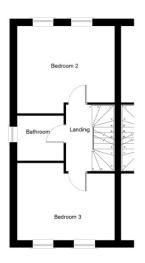
#### SECOND FLOOR

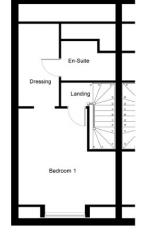
BED 1 4200 x 4200mm max. (13'9" x 13'9" max.)

**EN-SUITE** 2355 x 1720mm max. (7'9" x 5'8" max.)

DRESSING 3600 x 1745mm (11'10" x 5'9")







First Floor Plan

Second Floor Plan

		Current	Potential
Very energy efficient - lower running costs			
(92+) <b>A</b>			95
(81-91) B		85	
(69-80) <b>C</b>			
(55-68) D			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			

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

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