



## 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](http://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

