



## Tuke Grove, Wakefield

West Yorkshire, WF1 4SL

Asking Price:

£200,000

Holroyd Miller have pleasure in offering for sale this attractive modern end town house situated on this popular development on the outskirts of the city centre. Having gas fired central heating, UPVC double glazing and briefly comprising, entrance reception hallway with ground floor cloakroom/wc, living room with storage, opening to dining room, well-appointed kitchen with a range of beech effect fronted wall and base units, built in appliances, French doors lead from the dining room to the rear garden. To the first floor, three bedrooms, master bedroom having fitted storage, ensuite shower room, house bathroom. Outside, neat garden area to the front, enclosed paved patio garden to the rear being south facing, adjacent single car garage with adjacent parking. A popular development close to the hospital, at the same time providing access to the excellent range of amenities within Wakefield city centre itself, including the Trinity shopping centre. For those travelling further afield, Wakefield and Kirkgate train stations and easy access to the M1/M62 motorway network for those travelling throughout the region. Offered with No Chain, Viewing Essential.



### Entrance Hall

With composite double glazed entrance door, single panel radiator.

### Cloakroom

Having pedestal wash basin, low flush w/c, double glazed window, single panel radiator.

**Living Room** 15'4" x 11'9" (4.67m x 3.58m). With wall mounted electric fire, understairs storage cupboard, double glazed window, double panel radiator.

**Dining Room** 10' x 8'1" (3.05m x 2.46m).

With double glazed French doors leading onto the rear garden, central heating radiator opening to...

**Kitchen** 10' x 6'6" (3.05m x 1.98m).

Fitted with a matching range of beech effect 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, plumbing for automatic washing machine and dishwasher, tiling between the worktops and wall units, double glazed window.



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### Stairs lead to First Floor Landing

With airing/cylinder cupboard, double glazed window.

### Bedroom to Rear 10'2" x 7'4" (3.1m x 2.24m).

With double glazed window, single panel radiator.

### Bedroom to Rear 9'4" x 7'6" (2.84m x 2.29m).

With double glazed window, single panel radiator.

### House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath, half tiling, central heating radiator.



### Master Bedroom to Front 9'5" x 9'5" (2.87m x 2.87m).

With built in storage cupboard over staircase, double glazed window, single panel radiator.

### Ensuite Shower Room

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, shower cubicle, tiling, double glazed window.



### Outside

Neat buffer garden to the front, to the rear, enclosed paved garden area being south facing, across the road from the property is a single car garage in block with up and over door, adjacent parking.

**Council Tax Band - C**

**Tenure - Freehold**

**Viewing - By appointment through Holroyd Miller**



GROUND FLOOR

1ST 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 Metageo 02022

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>66</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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