



Bowling Lane, Wrenthorpe

Wakefield, West Yorkshire, WF2 0JT

Asking Price:

£425,000

Holroyd Miller have pleasure in offering for sale this superbly extended and re-furbished detached family home occupying a central position in the heart of Wrenthorpe Village, north of Wakefield City Centre and conveniently located within easy reach of excellent amenities within the village including local schools and access to junction 41 of the M1 for those travelling to either Leeds or Sheffield and congenitally placed for Outwood train station. Only an internal inspection can fully reveal the well-planned interior which has been finished to the highest of standards including exposed brickwork, feature handmade open staircases, stunning bespoke kitchen and bathrooms. Large rear south facing garden with decking area stunning open views with ample off-street parking and detached garage. Accommodation comprises entrance reception hallway with feature open staircase, exposed brick chimney breast, polished wood floor, stunning open plan kitchen/diner family room with bi-folding doors leading onto the rear garden, stunning shaker style kitchen with granite worktops and feature centre island with built-in appliances, adjacent utility room and ground floor cloakroom/ w.c. To the first floor, three good size bedrooms, stunning house bathroom with contemporary style suite being fully tiled with feature wash hand basin, shower over bath. To the second floor, stunning master bedroom suite with exposed brick work, Dorma window making the most of the stunning views, walk-in wardrobe and en-suite shower room. Outside, generous rear garden, attractive block paved driveway provides ample off-street parking leading to detached single car garage. A truly individual and enviable home located in this popular village. Offered with No Chain.



Composite Entrance Door

Leading to reception Hallway with exposed brickwork, feature open staircase with Herringbone flooring.

Living Room 12'4" x 12'6" (3.76m x 3.8m). Having polished wood floor, exposed brick chimney breast with tiled hearth, double glazed window, central heating radiator.

Open Plan Kitchen/Diner Family Room 22'3" x 18'10" (6.78m x 5.74m).

Having feature tiled floor, with bi-folding doors leading on to the rear south facing garden, exposed wrought iron beamed ceiling; a range of grey shaker style fronted wall and base units, undermounted sink with mixer tap unit, contrasting quartz worktops and central island with built-in oven and induction hob with extractor hood over, integrated fridge, freezer and dishwasher, underfloor heating, double glazed Velux roof lights makes this a light and airy room. Access to useful cellar.

Rear Entrance/ Utility Room 5'8" x 5'7" (1.73m x 1.7m). With fitted worktops, sink unit, plumbing for automatic washing machine, composite double glazed rear entrance door, single panel radiator.

Cloakroom

Having wash hand basin set in vanity unit, low flush w.c, and double-glazed window.



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



Stairs Leads to First Floor Landing

Bedroom To Rear 11'1" x 8'4" (3.38m x 2.54m).

With exposed brick work, laminate wood flooring, double glazed window making most of the views, central heating radiator.

Bedroom To The Rear 8'2" x 12'9" (2.5m x 3.89m).

With double glazed window, open views, central heating radiator.

House Bathroom

Furnished with contemporary style suite with feature bowl wash hand basin set in washstand, panelled bath with shower over and shower screen, low flush w.c. tiling, double glazed window and heated towel rail and built-in storage cupboard.



Bedroom To Front 9'3" x 8'4" (2.82m x 2.54m).

With double glazed window, central heating radiator.

Study Area 9'10" (3) x 8'6" (2.6) max incorporating staircase.

Giving access to the master bedroom with open staircase, double glazed window, central heating radiator.



Master Bedroom to the Second Floor 22' max. x 19'3" (6.7m max. x 5.87m).

Having three double glazed Velux roof lights, feature exposed brick walling, double glazed Dorma window making most of the south facing views, downlighting to the ceiling, large walk-in wardrobe with hanging space, central heating radiator, laminate wood flooring,

En-Suite Shower Room

Having wash hand basin set vanity unit, low flush w.c, walk-in shower with rain-dance shower head, tiling chrome heated towel rail, downlighting to the ceiling.



Outside The property is accessed via Bowling Lane to an attractive block paved driveway area to the front and to the side providing ample off-street parking leading to attractive brick built single car garage with up and over door. Expanse of tiled terrace area and gravelled areas which gives access to generous mainly laid to lawn rear garden.

Council Tax Band - D

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



TOTAL FLOOR AREA : 1543 sq.ft. (143.3 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+)	A	
(81-91)	B	
(69-80)	C	84
(55-68)	D	76
(39-54)	E	
(21-38)	F	
(1-20)	G	
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