



## Queensbury Avenue, Outwood

Wakefield, West Yorkshire, WF1 3TS

Asking Price:

£349,950

Holroyd Miller have pleasure in offering for sale this well presented three bedroom detached true bungalow with detached double garage and occupying a generous plot within this popular development and occupying a pleasant cul de sac position. Having gas fired central heating and UPVC double glazing, the well planned interior briefly comprises entrance reception hallway, cloakroom with wash hand basin and low flush w/c, spacious living room with feature fire place and French doors leading through to the conservatory overlooking the rear garden, dining room/bedroom three with feature bay window, well-appointed kitchen with a range of high gloss fronted wall and base units, built in appliances, inner hallway leads to two further bedrooms, modern combined shower room. Outside, ample off-street parking leading to detached double garage, mainly laid to lawn garden to the rear with paved patio area being enclosed. Properties of this type and this location very rarely come to the market and would recommend an early viewing. Conveniently located within easy reach of the amenities within Outwood itself including its bustling high street together with local train station and easy access to the motorway network. Offered with No Chain.



#### Entrance Reception Hallway

With double glazed entrance door and window, useful built-in storage cupboard, single panel radiator.

#### Cloakroom

Having wash hand basin set in vanity unit, low flush w/c, double glazed window, single panel radiator.

#### Living Room 19'9" x 12'6" (6.02m x 3.8m).

Having feature fire surround with marble inset and hearth with electric fire, double glazed window and double-glazed French doors leading onto the rear garden, two single panel radiators, two wall light points, television point.



#### Conservatory 8'10" x 12'3" (2.7m x 3.73m).

Being double glazed with downlighting to the ceiling, French doors leading onto the rear garden.

#### Kitchen 10' x 8'3" (3.05m x 2.51m).

Superbly appointed with a range of high gloss cream fronted wall and base units, contrasting worktop areas, fitted oven and hob with extractor hood over, stainless steel sink unit, single drainer with mixer tap unit, plumbing for automatic washing machine, double glazed window, single panel radiator.



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



**Bedroom Three/Dining Room** 12'7" (3.83) x 8'4" (2.53) plus bay window.

With feature double glazed bay window, situated to the front of the property with laminate wood flooring, single panel radiator.

**Inner Hallway**

With airing/cylinder cupboard.

**Bedroom to Front** 8'2" (2.48) x 9'5" (2.86) plus doorwell.

Having fitted wardrobes, laminate wood flooring, double glazed window, single panel radiator.



**Bedroom to Rear** 9'6" x 9'10" (2.9m x 3m).

Having fitted wardrobes, laminate wood flooring, double glazed window, single panel radiator.

**Combined Shower Room**

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, shower, fully tiled, double-glazed window, chrome heated towel rail.

**Outside** The property is located off the cul de sac with driveway providing ample off-street parking leading to detached double garage with up and over door with power and light laid on, pathway to the front with lawn garden, to the rear, extensive further lawn garden area with paved patio area being enclosed.



**Council Tax Band** - D

**Tenure** - Freehold

**Viewing** - By appointment through Holroyd Miller



GROUND FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.7 sq.m.) approx.  
While 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>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	
(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