



18 Howcroft Gardens, Wakefield,
West Yorkshire, WF2 6TW

Asking Price:
£625,000

Holroyd Miller have pleasure in offering for sale this attractive modern detached family home occupying a pleasant and convenient position within this popular development south of Wakefield city centre in the popular suburb of Sandal convenient for local amenities including pubs, restaurants, Rugby Club, Golf Club and close to local train station and motorway network. Only an internal inspection can fully reveal the well planned and proportioned accommodation which has both gas fired central heating, UPVC double glazing. Constructed by Redrow over 20 years ago and comprising impressive entrance reception hallway with oak flooring, cloakroom/wc, double doors lead through to impressive living room with feature marble fire surround and hearth with bay window, formal dining room overlooking the rear garden, well-appointed breakfast kitchen with a range of light oak units, integrated appliances opening to raised breakfast room with French doors leading onto the rear garden, adjacent utility room with access into integral double garage. To the first floor, spacious galleried landing with half boarded loft, master bedroom with walk-in wardrobe and ensuite shower room, further guest bedroom with built in wardrobes and ensuite shower room, two further bedrooms, one having built in wardrobes, house bathroom with modern contemporary suite with shower over bath. Outside, the property is set well back from the road occupying a cul de sac position with ample off-street parking leading to integral double garage with automated door, well planned gardens to the rear being mainly laid to lawn with paved patio area. A truly outstanding family home in this sought after location. Offered with No Chain, viewing essential.

Entrance Reception Hallway

With double glazed entrance door and window, feature oak flooring, useful built in cloaks cupboard, central heating radiator.

Cloakroom

Having pedestal wash basin, low flush w/c, tiling, single panel radiator.

Living Room 17'9" (5.40) plus bay window x 13' (3.95).

With double glazed window to the side, walk in double feature bay window, feature marble fire surround with inset and hearth and flame effect fitted gas fire, double and single panel radiator.

Formal Dining Room 12'1" x 12'2" (3.68m x 3.7m).

Situated to the rear of the property with double glazed window, central heating radiator.

Kitchen 13'7" (4.14) x 14'7" (4.44) into feature bay.

With feature bay window overlooking the rear garden, kitchen area fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas, sink unit and drainer, ceramic tiled floor, fitted oven and hob with extractor hood over, integrated dishwasher fridge and freezer, tiling between the worktops and wall units, double panel radiator, opening to...

Raised Breakfast Room 11'5" x 9'8" (3.48m x 2.95m).

With double glazed French doors leading onto the rear garden, oak flooring and access door to...

Utility Room 11'5" x 4'11" (3.48m x 1.5m). With double glazed rear entrance door, fitted worktops and base units, stainless steel sink unit, single drainer with mixer tap unit, built in understairs storage cupboard, central heating boiler and access door to integral garage.

Stairs lead to...

First Floor Galleried Landing

With two double glazed windows, spindle balustrade, airing/cylinder cupboard.

Master Bedroom 13' x 12'1" (3.96m x 3.68m).

Situated to the front of the property with a comprehensive range of built in furniture, double glazed window, central heating radiator.

Walk-in Wardrobe 13'1" (3.98) x 8'1" (2.47) to wardrobe fronts.

Having a comprehensive range of fitted wardrobes providing excellent hanging space.

En-Suite Shower Room

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath with mixer shower tap, separate shower cubicle, fully tiled, electric shaver point, double glazed window, central heating radiator.

Bedroom Three to Rear 9'10" x 13' (3m x 3.96m).

Having fitted wardrobes, double glazed window, single panel radiator.

House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath with shower attachment, tiling, double glazed window, central heating radiator.

Bedroom Two to Rear 12'4" x 11'1" (3.76m x 3.38m).

Having fitted wardrobes, double glazed window, central heating radiator.

Ensuite Shower Room

Furnished with modern contemporary style suite with wash hand basin set in vanity unit, low flush w/c, shower cubicle, tiling, double glazed window, chrome heated towel rail.

Guest Bedroom to Front 8'10" x 11'6" (2.7m x 3.5m).

Currently used as a study, but a good size fourth bedroom with double glazed dormer window, central heating radiator.

Outside

The property is situated at the head of the cul de sac with open plan lawn garden to the front, driveway providing ample off-street parking leading to integral double garage with automated up and over door (5.42m x 5.04m) with pedestrian entrance door leading to the side, with power and light laid on. Pathway to the side leads to south facing rear garden being mainly laid to lawn with paved patio area, flowering borders with mature trees and shrubs.

Tenure: Freehold
Council Tax Band: G

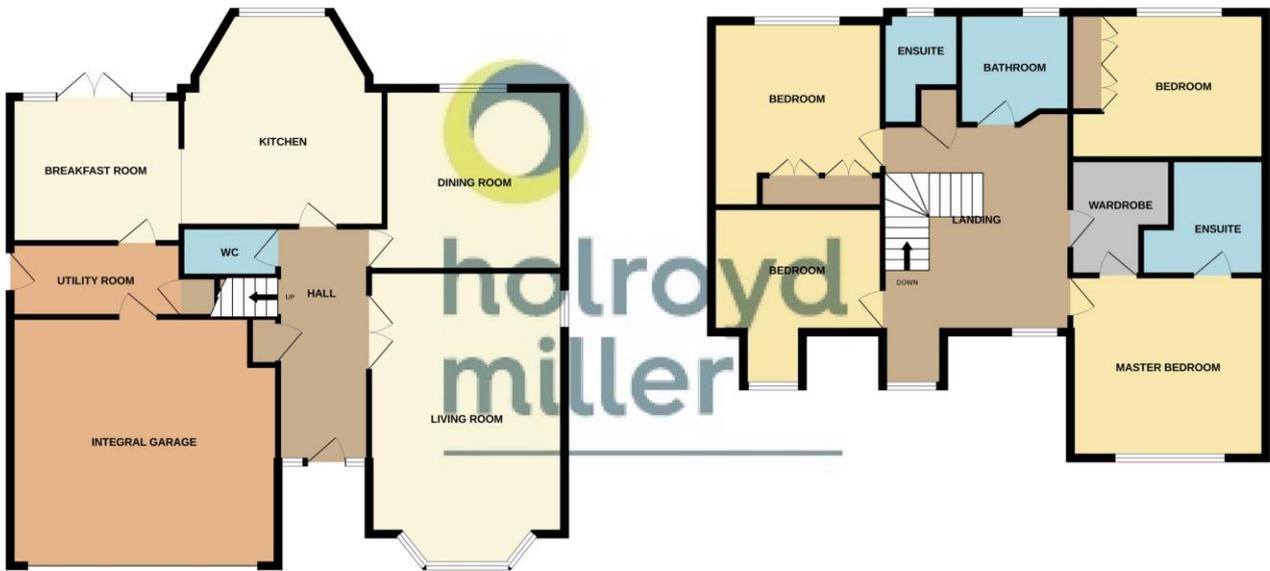




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1181 sq.ft. (109.7 sq.m.) approx.

1ST FLOOR
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA : 2114 sq.ft. (196.4 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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