



## Victoria Way, Wakefield

Asking Price: £199,950

West Yorkshire, WF1 2NA

Holroyd Miller have pleasure in offering for sale this well presented and maintained mature semi-detached house. Occupying a pleasant crescent position just off Leeds Road A61. Offered with immediate vacant possession. Having gas fired central heating and PVCu double glazing. The well-planned interior briefly comprises side entrance hallway, light and airy through lounge/dining room with French doors leading onto the rear garden, well equipped kitchen. To the first floor, three good sized bedrooms, two having fitted wardrobes, house bathroom furnished with modern white suite with shower over bath. Outside, easy to maintain garden to the front, driveway provides ample off street parking and leads to single car concrete sectional garage, further rear paved garden area. Located in this ever popular and convenient location north of Wakefield city centre within easy reach of Outwood centre and its range of amenities including mini supermarket, pubs and restaurants, local train station and easy access to the motorway network makes this a popular commute to Leeds. Viewing Essential.



#### **Side Entrance Hallway**

With double glazed entrance door and window, double panel radiator.

#### **Stairs to First Floor**

**Through Lounge Dining Room** 27' (8.23) x 11'8" (3.56) narrowing to 7'9" (2.36) to dining area.

With feature marble fire surround and hearth with flame effect fitted gas fire, understairs storage cupboard, large, double-glazed window to the front makes this a light and airy room, double glazed French doors leading off the dining area to the garden, two single panel radiators.



**Kitchen** 10'1" x 6'9" (3.07m x 2.06m).

Fitted with a matching range of beech effect fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine, Logic central heating boiler, double glazed window and rear entrance door.

#### **Stairs lead to**

**First Floor Landing** With built in storage cupboard, double glazed window.



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### House Bathroom

Furnished with modern white suite with wash hand basin, low flush w/c set in back to wall furniture, panelled bath with shower over and shower screen, tiling to the walls, double glazed window, chrome heated towel rail.

### Bedroom to Rear 8'10" x 11'1" (2.7m x 3.38m).

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

### Bedroom to Front 12'7" (3.84) to wardrobe fronts x 8'10" (2.70).

With fitted wardrobes and overhead cupboards, double glazed window, single panel radiator.



### Bedroom to Front 9'5" x 5'11" (2.87m x 1.8m).

With double glazed window, single panel radiator.

### Outside

Low maintenance gravelled garden area to the front with flowering borders, concrete driveway to the side provides ample off-street parking leading to concrete sectional garage (5.90m x 2.98m) with power and light laid on and automated garage door, to the rear, paved patio area with raised flower beds.

Please note the property has UPVC fascias.



### Council Tax Band - B

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(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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