



21 Silcoates Avenue,
Wrenthorpe, Wakefield,
West Yorkshire, WF2 0UP

Asking Price:
£430,000

Holroyd Miller have pleasure in offering for sale this modern detached family home occupying a pleasant cul de sac position on this small and select development in the heart of Wrenthorpe village. A spacious and well proportioned accommodation with gas fired central heating, PVCu double glazing. This must be viewed internally to appreciate the well presented accommodation on offer and briefly comprising, outer entrance porch leading to spacious reception hallway with open staircase and storage, cloakroom/wc, living room with feature fireplace with living flame gas fire, double doors lead through to stunning open plan kitchen/diner/family room, recently re-fitted with a range of high gloss grey wall and base units with contrasting marble worktops, a comprehensive range of AEG integrated appliances, French doors lead onto the rear garden, adjacent utility room. To the first floor, four good sized bedrooms, two having built in wardrobes, master bedroom with ensuite shower room with travertine tiling, stunning house bathroom with panelled bath and separate shower cubicle. Outside, the property is set well back from the road with driveway providing ample off street parking leading to detached brick built double garage with storage above, garden area to the front and side leading to rear garden being enclosed, mainly laid to lawn with paved patio. A truly enviable home located within easy reach of excellent local schools, access to the motorway network via J41/M1, local train services making this ideal for those wishing to commute throughout the region. Viewing Essential.

Outer Entrance Porch

Leads to...

Reception Hallway

With double glazed entrance door, open staircase with understairs storage, central heating radiator.

Cloakroom

Having wash hand basin set in vanity unit, low flush w/c, tiling, double glazed window, chrome heated towel rail.

Living Room 15'1" x 14'9" (4.6m x 4.5m).

Having double glazed window to the front, feature fire surround with marble inset and hearth with flame effect fitted gas fire, double opening doors lead through to the kitchen, single panel radiator.

Stunning Open Plan Kitchen/Diner/Family room 26'2" x 9'11" (7.98m x 3.02m).

Superbly appointed with a range of high gloss grey fronted wall and base units, contrasting marble work tops, undermounted stainless steel sink unit, single drainer with mixer tap unit, five ring gas hob with extractor hood over, AEG oven, microwave, dishwasher, fridge and freezer, downlighting to the ceiling, under pelmet lighting, pan drawers, central heating radiator, double glazed window and French doors lead onto the rear garden.

Utility Room/Rear Entrance 7'4" x 5'3" (2.24m x 1.6m).

Fitted with matching range of worktops, base units, stainless steel sink unit, single drainer, plumbing for automatic washing machine, central heating boiler, double glazed window and rear entrance door, downlighting to the ceiling.

Stairs lead to...

First Floor Landing

With airing/cylinder cupboard, double glazed window, spindle balustrade.

Master Bedroom to the Front 12'4" (3.75) to wardrobe fronts x 11'7" (3.53).

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

En Suite Shower Room

Furnished with modern white suite comprising, wash hand basin set in vanity unit, low flush w/c, shower cubicle, travertine tiling, downlighting to the ceiling, double glazed window, chrome heated towel rail.

Bedroom to Rear 8'7" (2.62) x 7'6" (2.29) plus door well.

Having double glazed window, single panel radiator.

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 attachment, separate shower cubicle, tiling, double glazed window, chrome heated towel rail.

Bedroom to Rear 11'7" x 10'1" (3.53m x 3.07m).

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

Bedroom to Front 11'9" x 6'8" (3.58m x 2.03m).

With double glazed window, single panel radiator.

Outside

The property is set well back from the road with double width driveway providing ample off street parking and turning space, leads to detached brick built double garage (4.90m x 5.26m) with storage above, power and light laid on, up and over doors, pathway leads to the front door, small garden area to the front being lawned with mature trees and shrubs, further garden area to the side and pathway leads to rear enclosed garden being mainly laid to lawn with mature trees and shrubs retaining a high degree of privacy with paved patio area, bin storage area to the rear of the garage.

Council Tax Band: F

Viewings – To be arrange through Holroyd Miller





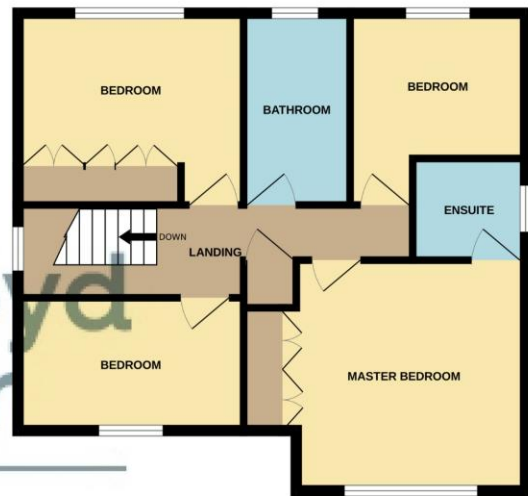


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 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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