



23 Silcoates Avenue, Wrenthorpe, Wakefield, WF2 0UP      Asking Price: £409,950

Holroyd Miller have pleasure in offering for sale this well presented and attractive four-bedroom detached family home occupying a pleasant select cul de sac position on this ever popular development on the edge of Wrenthorpe village conveniently located for excellent local schools and amenities and for those travelling further afield easy access to the motorway network via J40/M1 ideal for those wishing to commute to either Leeds or Sheffield. The well-planned interior has both gas fired central heating, PVCu double glazing and comprising entrance hall leading to spacious living room with feature fire place opening to formal dining room with patio doors leading onto the rear garden, kitchen fitted with a matching range of beech shaker style units with built in appliances, adjacent utility room and ground floor cloakroom/wc, rear entrance. To the first floor, four good sized bedrooms with master bedroom having comprehensive range of built in bedroom furniture, ensuite shower room, house bathroom with Jacuzzi bath with shower over. Outside, the property is set well back from the road with driveway providing ample off-street parking leading to double garage providing excellent storage, to the rear, enclosed and private garden being mainly laid to lawn. A delightful family home situated in this ever-popular village. An internal inspection is essential.

### Entrance Hallway

With double glazed entrance door.

### Living Room 13'9" x 12'4" (4.2m x 3.76m).

With feature fire surround with marble inset and hearth with flame effect fitted gas fire, double glazed window, central heating radiator, archway leads through to...

### Formal Dining Room 12'4" x 9' (3.76m x 2.74m).

With sliding double glazed patio doors leading onto the rear garden, central heating radiator.

### Kitchen 9' x 9'8" (2.74m x 2.95m).

Fitted with a range of beech shaker style fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, integrated fridge, plumbing for dishwasher, downlighting to the ceiling, tiling between the worktops and wall units, double glazed window, tiled floor.

### Utility Room 9'1" x 5'6" (2.77m x 1.68m).

With fitted worktops, base units, stainless steel sink unit, single drainer, tiling between the worktops and wall units, double glazed window, plumbing for automatic washing machine.

### Cloakroom

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

### Rear Entrance Lobby

With double glazed entrance door, tiling.

### Stairs lead to...

### First Floor Landing

With large walk-in airing/cylinder cupboard.

**Master Bedroom to Front 13'5" x 10'8" (4.1m x 3.25m).** Having a comprehensive range of built in furniture including two sets of fitted wardrobes, drawers, bedside cabinets, fitted bedhead, double glazed window, central heating radiator.

### Ensuite Shower Room

With verman tub wash hand basin set in vanity unit, low flush w/c, corner shower cubicle, tiling, double glazed window, chrome heated towel rail.

**Bedroom to Rear 9'6" (2.89) x 7'8" (2.33) to wardrobe fronts.**

Having built in wardrobes, central heating radiator, double glazed window.

### House Bathroom

Furnished with modern white suite with pedestal wash hand basin, low flush w/c, panelled Jacuzzi bath with shower over and shower screen, fully tiled, double-glazed window, chrome heated towel rail.

**Bedroom to Rear 8'4" x 8'7" (2.54m x 2.62m).**

With double glazed window, central heating radiator.

**Bedroom to Front 11'11" x 8'7" (3.63m x 2.62m).**

With double glazed window, central heating radiator.

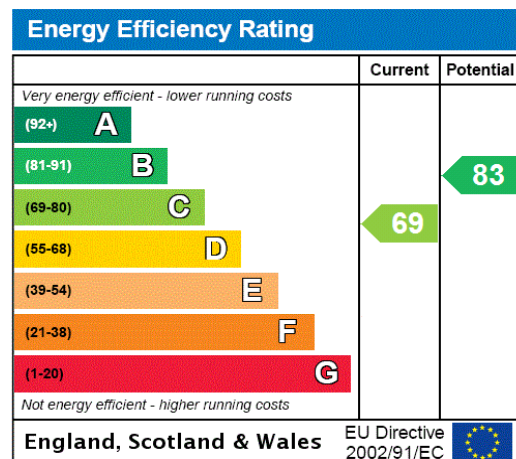
### Outside

Open plan lawn garden to the front, driveway provides ample off-street parking and leads to integral double garage with up and over doors, power and light laid on, pathway to the side leads to enclosed and private rear garden with paved patio and further lawn garden.

Tenure: Freehold

Council Tax Band: E

Viewings: To be arranged through Holroyd Miller



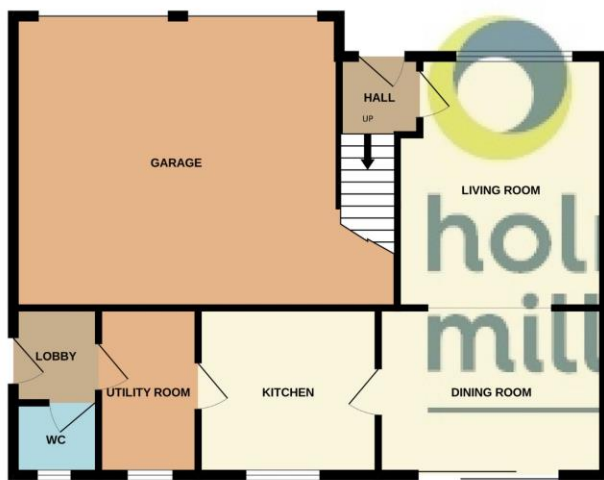








GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1333 sq.ft. (123.8 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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