



Hollingthorpe Avenue, Hall Green Asking Price: Wakefield, West Yorkshire, WF4 3NN £210,000

Holroyd Miller have pleasure in offering for sale this spacious and well-proportioned detached true bungalow with conservatory extension to the rear, occupying a pleasant position on this popular development on the outskirts of Hall Green south of Wakefield city centre and offering a semi-rural position yet convenient for local mini supermarket and access to the motorway network at J38 or J39/M1. Offered with immediate vacant possession and having both gas fired central heating and double glazing. The accommodation comprises entrance to breakfast kitchen, inner hallway leads to living room overlooking the rear with sliding patio doors leading through to the conservatory overlooking the rear garden, two good sized bedrooms, combined shower room with modern white suite. Outside, easy to maintain lawn gardens to both front and rear, driveway provides off street parking and leads to concrete sectional single car garage. The property has generally been well maintained but offers the opportunity for the next person to make it their own. Viewing Essential to appreciate all that is on offer.



Entrance to Breakfast Kitchen 12'1" x 13'4" max
(3.68m x 4.06m max).

Fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted double oven and hob with extractor hood over, tiling between the worktops and wall units, two double glazed windows, entrance door, plumbing for automatic washing machine, central heating radiator.



Inner Hallway

With built in storage cupboard and access to loft via pull down loft ladder, combination central heating boiler.

Living Room 15'4" x 12'7" (4.67m x 3.84m). Situated to the rear of the property with feature fire surround with marble inset and hearth and flame effect fitted gas fire, sliding double glazed patio doors lead through to the conservatory, central heating radiator.



Conservatory 11'6" x 8'4" (3.5m x 2.54m). Being of PVCu construction with double glazed window and door leading onto the rear garden, laminate wood flooring.

For additional information and full photo gallery please visit www.holroydmiller.co.uk



Bedroom to Front 9'11" x 8'2" (3.02m x 2.5m).
With double glazed window, central heating radiator.

Combined Shower Room

Furnished with modern white suite with wash hand basin, low flush w/c set in back to wall furniture, shower cubicle, tiling, double glazed window.

Bedroom to Rear 10'8" x 11'10" (3.25m x 3.6m). With double glazed window, central heating radiator.



Outside

Neat lawn garden area to the front, concrete driveway to the side provides ample off-street parking leading to detached concrete sectional garage (6.00m x 2.70m) with up and over door with power and light laid on. To the rear mainly laid to lawn garden with gravelled area, further paved patio, paved pathway to the side.



Council Tax Band - B

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, 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+)	A		97
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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