



## 156 Hollin Lane, Crigglestone

Wakefield, West Yorkshire, WF4 3EG

Asking Price:

**£139,950**

Holroyd Miller have pleasure in offering for sale this well-presented brick-built end terrace house with additional garden and detached double garage. Located in this ever popular and sought after village of Crigglestone south of Wakefield city centre. Ideal for the first-time buyer, having gas fired central heating, PVCu double glazing and comprising entrance to entrance lobby leading to living room with period style fire surround, kitchen/diner with a range of white wall and base units, built in oven and hob with extractor hood over, useful understairs storage, adjacent utility room. To the first floor, two good sized bedrooms, master bedroom having built in wardrobe, house bathroom furnished with modern white suite with shower over bath. Outside, the property is street lined to the front, to the rear pleasant block paved yard garden area with further lawn garden, parking and detached double garage. Located within easy reach of the amenities within the village including mini supermarket, schools, access to the J39/M1 ideal for those travelling to either Leeds or Sheffield. Offered with No Chain.



### Entrance Lobby

With double glazed entrance door, double panel radiator.

### Living Room *12'3" x 9'11" (3.73m x 3.02m).*

With period style fire surround, double glazed window, double panel radiator.

### Kitchen/Diner *12'10" x 10'3" (3.9m x 3.12m).*

Fitted with a matching range of white shaker style fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, double glazed window, double panel radiator, understairs storage cupboard.

### Adjacent Utility Room *8'11" x 3'4" (2.72m x 1.02m).*

With fitted worktop, plumbing for automatic washing machine, double glazed window and rear entrance door, single panel radiator.



For additional information and full photo gallery please visit [www.holroydmiller.co.uk](http://www.holroydmiller.co.uk)



Stairs lead to First Floor Landing

#### House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath with Triton electric shower over, useful storage cupboard, double glazed window, single panel radiator.

**Bedroom to Rear** *11'8" x 6'10" (3.56m x 2.08m).*

With double glazed window, single panel radiator.



**Bedroom to Front** *9'11" x 11' (3.02m x 3.35m).*

Having built in wardrobe, tongue and groove panelling, double glazed window, single panel radiator.

#### Outside

The property is street lined to the front, vehicular access to the side gives way to gravelled parking area with adjacent lawn garden and detached double garage, immediately to the rear of the property is attractive block paved garden area.



Council Tax Band - A

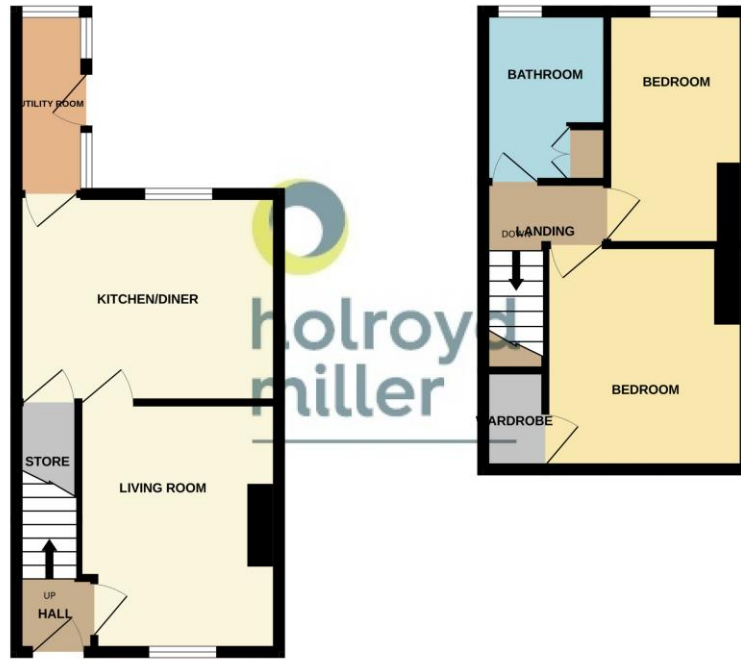
Tenure - Freehold

Viewing - By appointment through Holroyd Miller




GROUND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.

1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 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.  
 Made with Metreapp (2023)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	88
(81-91)	B	
(69-80)	C	63
(55-68)	D	
(39-54)	E	
(21-38)	F	63
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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