



## Church Lane, Outwood Wakefield

West Yorkshire, WF1 2JS

Asking Price:  
**£199,950**

Holroyd Miller have pleasure in offering for sale this spacious and well-proportioned three bedroom semi-detached house situated in the heart of Outwood within walking distance of its excellent range of amenities including shops, mini supermarket, local train station and schools, offering excellent accommodation including gas fired central heating, PVCu double glazing and comprises: entrance hall, spacious living room, well equipped breakfast kitchen with feature Range oven, oak worktops, feature brick work, ground floor cloakroom/wc, conservatory extension overlooking the rear garden. To the first floor, combined modern wet room with Raindance shower head, three good sized bedrooms, access to fully boarded loft providing excellent storage. Outside, the property is set well back from road with gravelled driveway to the front and side providing ample off-street parking with car port. To the rear, generous mainly laid to lawn garden with access to its own allotment plot being well stocked with fresh vegetables, with greenhouse, being enclosed and retaining a high degree of privacy with fruit trees. A truly enviable home, only an internal inspection can fully reveal all that is on offer. Offered with No Chain, viewing essential.



#### Entrance Hall

With double glazed entrance door, central heating radiator.

#### Living Room 14' x 13'11" (4.27m x 4.24m).

Having laminate wood flooring, double glazed window, central heating radiator.

#### Breakfast Kitchen 14'2" x 8'7" (4.32m x 2.62m).

Superbly appointed with a matching range of cream fronted wall and base units, contrasting solid oak work tops, feature Belfast sink with mixer tap unit, fitted Range oven with extractor hood over, plumbing for automatic washing machine, central heating boiler, laminate wood flooring, double glazed window and rear entrance door.



#### Cloakroom

Having wash hand basin, low flush w/c, double glazed window, chrome heated towel rail.

#### Conservatory 11'11" x 8' (3.63m x 2.44m).

Being single glazed with door leading onto the rear garden, plumbing for automatic washing machine, this could be used as a Utility room.



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



### Stairs lead to First Floor Landing

With double glazed window, access via loft ladder to boarded loft providing ample storage.

### Combined Wet Room

Furnished with modern contemporary style suite with wash hand basin, low flush w/c, walk-in shower with Raindance shower head and shower attachment, fully tiled, double glazed window.



### Bedroom to Rear 10'8" x 10'4" max (3.25m x 3.15m max).

With double glazed window, single panel radiator.

### Bedroom to Front 11'11" x 10'6" (3.63m x 3.2m).

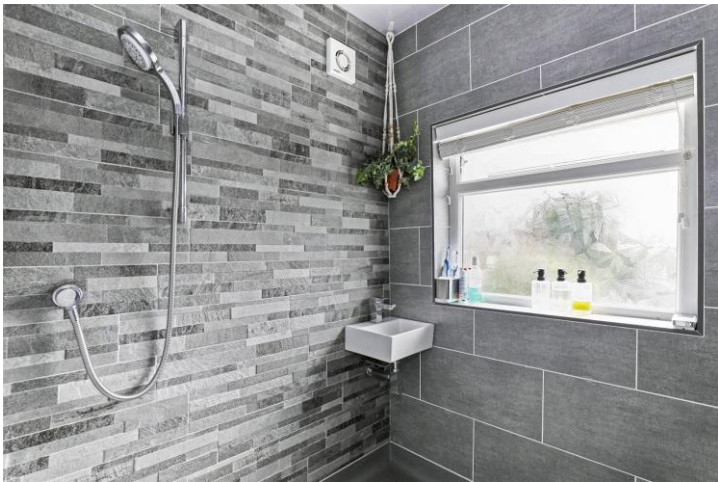
With double glazed window, single panel radiator.

### Bedroom to Front 7'9" x 6'7" (2.36m x 2m).

With double glazed window, central heating radiator.

### Outside

Gravelled garden area to the front provides off street parking and further double opening gates lead to gravelled driveway to the side with carport area providing off street parking or further, to the rear, enclosed garden with mainly laid to lawn garden. The second part of the garden is currently used as an allotment with an array of mature fruit trees, well stocked vegetable garden with Greenhouse and retaining a high degree of privacy.



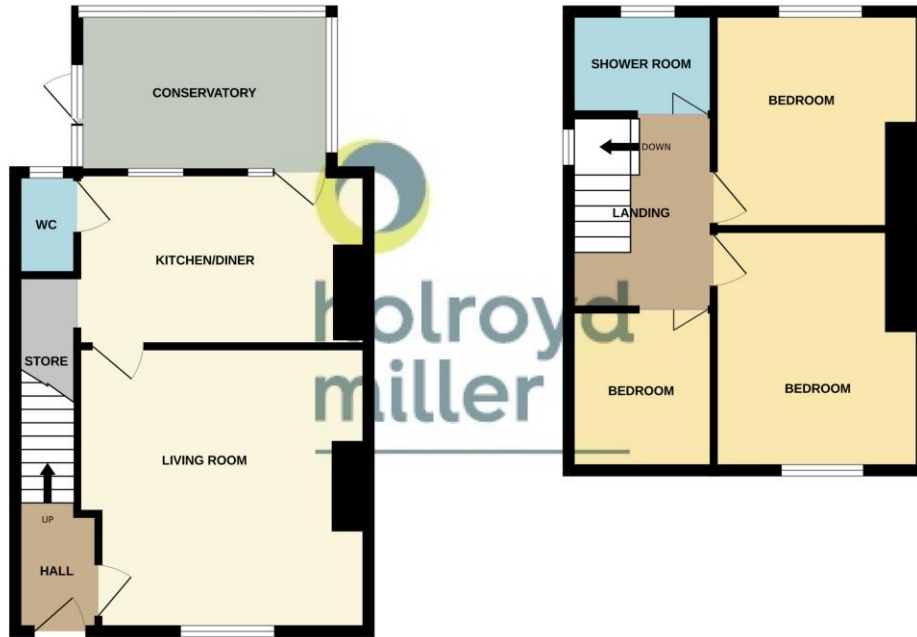
Council Tax Band - A

Tenure - Freehold

Viewing - By appointment through Holroyd Miller

GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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