



Wicket Drive, Wakefield

West Yorkshire, WF1 3AL

Asking Price:
£365,000

Holroyd Miller have pleasure in offering for sale this attractive modern brick built detached true bungalow occupying a popular and convenient position on the outskirts of the city centre, yet within easy reach of its excellent range of amenities. Offering excellent and well-proportioned accommodation for those looking to downsize, having gas fired central heating, PVCu double glazing and comprising outer entrance porch leading to reception hallway with oak flooring, living room with feature bay window and French doors leading onto the rear garden, well equipped kitchen/diner with a range of cream shaker style units, integrated appliances, master bedroom having feature bay window and ensuite shower room, two further bedrooms, house bathroom. Outside, the property is set well back from the road with driveway and providing off street parking leading to brick built single car garage. To the rear, enclosed mainly laid to lawn garden with paved patio retaining a high degree of privacy. Located within easy reach of the motorway network, excellent rail services. Immediate Vacant Possession, Viewing Essential.



Outer Entrance Porch

Leading to...

Reception Hallway

With double glazed entrance door, oak effect flooring, built in storage cupboard, two central heating radiators.

Living Room 16'3" (4.96) plus bay window x 12' (3.67).

With feature fire surround with marble inset and hearth with living flame gas fire, double glazed bay window with French doors leading onto the rear garden, central heating radiator.



Kitchen/Diner 16'2" x 10'11" (4.93m x 3.33m).

Fitted with a matching range of cream shaker style fronted wall and base units, contrasting worktop areas, colour co-ordinated sink unit, monobloc tap fitment, feature Range oven with extractor hood over, plumbing for washing machine, integrated dishwasher, tiled floor, tiling between the worktops and wall units, central heating boiler, double glazed window and composite entrance door with French door leading onto the rear garden, central heating radiator.



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Master Bedroom to Front 11' (3.35) x 11'11" (3.63) plus bay window.

With feature double glazed bay window, central heating radiator.

En Suite Shower Room

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, shower cubicle, tiling, electric shaver point, double glazed window, central heating radiator.



Bedroom to Front 7'10" x 8'1" (2.4m x 2.46m).

With double glazed window, central heating radiator.

Bedroom to Side/Home Office 7'9" x 11'5" (2.36m x 3.48m).

With double glazed window, central heating radiator.

Outside

Neat lawn garden area to the front with mature shrubs and bushes, driveway to the side provides ample off street parking leading to brick built single car garage with up and over door. To the rear neat paved patio area with further lawn garden being enclosed retaining a high degree of privacy, useful garden shed.



Council Tax Band - D

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(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	

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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