



## 13 Daisyvale Terrace, Thorpe

Wakefield, West Yorkshire, WF3 3DS

Asking Price:

£199,950

Holroyd Miller have pleasure in offering for sale, this stone fronted mature mid-terrace house occupying a pleasant back water position in the popular village of Thorpe. Offering excellent commuter links via M1/M62 motorway network for those travelling throughout the region. Offering surprisingly spacious three bedroomed accommodation over three levels with both gas fired central heating, double glazing and well-presented through-out. Comprising: entrance to living room with open aspect, open plan kitchen diner with a range of high gloss units. Access to useful cellar. To the first floor, two good sized bedrooms, house bathroom furnished with modern white suite with shower over bath with shower screen. To the second floor, master bedroom with walk-in wardrobe and en-suite bathroom with feature free-standing tub bath. Outside has off-street parking. Enclosed garden ideal for the first-time purchase, or those looking to downsize. Situated betwixt Wakefield and Leeds with access to local amenities. Viewing Essential.



**Living Room** 14'2" x 13'1" (4.32m x 4m).

With double glazed entrance door and window overlooking the garden with central heating radiator.

**Kitchen/Diner** 13'11" x 13'1" (4.24m x 4m).

Fitted with a matching range of high gloss fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, gas point for cooker with extractor hood over, tiling between the worktops and wall units, plumbing for automatic washing machine, laminate wood flooring, double glazed window and rear entrance door and central heating boiler. Access to useful keeping cellar.

**Stairs leads to First Floor Landing**

**Bedroom** 14'2" x 13'1" (4.32m x 4m).

With built-in storage cupboard over the staircase with double glazed window making the most of the open views, central heating radiator.

**Bathroom**

Furnished with modern white suite comprising pedestal wash basin, low flush w.c., panelled bath with shower over and shower screen, tiling to the walls, double glazed window and central heating radiator.



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**Bedroom To Rear** 11'3" x 8'10" (3.43m x 2.7m).  
Having understairs storage, double glazed window and central heating radiator.

**Stairs lead to Second Floor Master Bedroom** 14'1" x 14'2" (4.3m x 4.32m). Incorporating the stairwell  
With double glazed window, central heating radiator.  
Walk- in wardrobe with hanging space.

#### **En-suite Bathroom**

With feature free-standing tub bath with shower attachment. wash hand basin set vanity unit, low flush w.c, tiling, double glazed Velux roof lights, chrome heated towel rail.

#### **Garden**

The property has off-street parking. Enclosed garden being low maintenance with artificial turf. Paved patio.

Please note the property has had a new boiler installed in 2022 and a new roof covering in 2020.



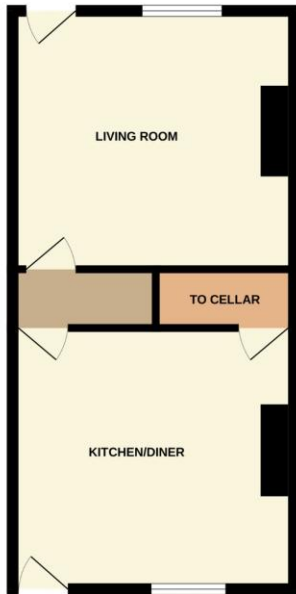
**Council Tax Band A**

**Tenure - Freehold**

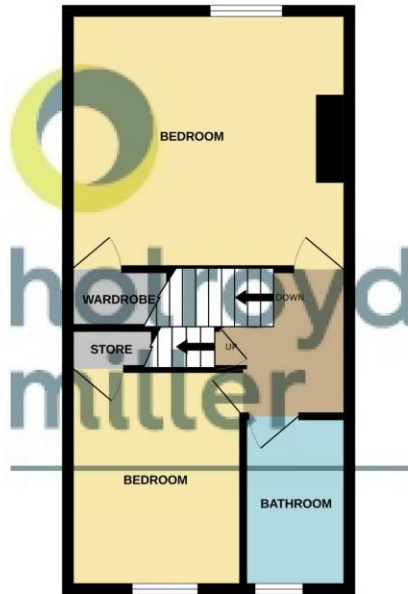
**Viewing - By appointment through Holroyd Miller**



GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</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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