



4 Lee Crescent, Durkar,
Wakefield, WF4 3BU

Asking Price:
£325,000

Holroyd Miller have pleasure in offering for sale this substantially extended mature semi-detached house offering excellent family accommodation. Located in this ever popular and convenient location south of Wakefield city centre within easy reach of local schools and amenities including, supermarkets and pubs, easy access to J39/M1 for those travelling throughout the region. The well-planned interior has gas fired central heating and double glazing and comprising entrance reception hallway with cloakroom/wc, through lounge with feature bay window, breakfast kitchen opening to family room with bi-folding doors leading onto the rear garden, utility room. To the first floor, three double bedrooms with master bedroom having built in wardrobes, ensuite shower room, stunning house bathroom with shower over bath. Outside, ample off-street parking, former garage providing storage. To the rear, south facing mainly laid to lawn garden with Pleached trees retaining a high degree of privacy with landscaped gardens with patio area, well stocked borders. A truly excellent family home which must be viewed internally to appreciate all that is on offer.

Entrance Reception Hallway

With double glazed entrance door, useful storage cupboard.

Open Staircase with Cloakroom

With wash hand basin, low flush w/c, chrome heated towel rail.

Through Lounge 21'9" (6.63) x 10'10" (3.3) narrowing to 9'1" (2.76).

With double glazed bay window, two central heating radiators, downlighting to the ceiling.

Breakfast Kitchen 13'3" x 14'6" (4.04m x 4.42m).

Superbly appointed with a matching range of cream fronted wall and base units, contrasting Corian worktops with colour co-ordinated sink unit, with mixer tap unit, fitted Range oven with extractor hood over, integrated dishwasher, downlighting to the ceiling, two double glazed Velux roof lights, double glazed window overlooking the rear garden, feature radiator, laminate wood flooring, opening to...

Family Room 9'7" x 9'6" (2.92m x 2.9m).

With double glazed Velux roof light, bi-folding doors leading onto the rear garden.

Utility Room 7'4" x 6'10" (2.24m x 2.08m).

With a matching range of wall and base units, worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine, double glazed window, giving access to the former garage now providing storage.

Stairs lead to First Floor Landing

Bedroom 7'9" x 17'7" (2.36m x 5.36m).

With double glazed windows to both front and rear, forming part of the side extension, central heating radiator.

House Bathroom

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, panelled bath with shower over and shower screen, tiling, double glazed window, heated towel rail.

Bedroom to Rear 10'1" x 11' (3.07m x 3.35m).

With double glazed window, central heating radiator.

Master Bedroom 11'5" (3.48) x 8'11" (2.72) to wardrobe fronts.

Having fitted wardrobes, overhead cupboards, double glazed bay window.

Ensuite Shower Room

Furnished with modern white suite comprising wash hand basin set in vanity unit, low flush w/c, walk-in shower, tiling, storage cupboard containing central heating boiler, double glazed window.

Outside

Driveway to the front provides ample off street parking, access to former garage providing storage. To the rear, landscaped gardens with paved patio area leading off from the family room with neat lawn garden, raised flower beds, pitched tree screening retaining a high degree of privacy, being south facing.

Council Tax Band: C

Tenure: Freehold

Viewings: To be arranged through Holroyd Miller

GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





