



4a Broomhall Avenue,  
Wakefield, WF1 2BB

Asking Price:  
£475,000

Holroyd Miller have pleasure in offering for sale this superbly presented extended modern detached home occupying this popular and convenient location on the outskirts of the city centre on the edge of Wrenthorpe village within this ever-popular tree lined development. The well-planned interior offers flexible living accommodation with three/four bedrooms, two bathrooms, comprising entrance reception hallway, cloakroom/shower room, living room with feature bay window overlooking the rear garden with feature fire place, conservatory again overlooking the rear garden, stunning kitchen/diner with integrated appliances and granite worktops, opening to Sunroom extension, former garage now offering a guest suite with ground floor bedroom/home office. To the first floor, three good sized bedrooms, two having built in wardrobes, house bathroom with "P" shaped bath with shower over. Outside, the property occupies a generous mature garden plot with driveway providing ample off-street parking, mature trees and shrubs retain a high degree of privacy with paved patio area, well stocked gardens to the rear and side. Located in this ever popular and convenient location within easy reach of Wakefield city centre and its excellent range of amenities and schools. For those travelling further afield close to Wakefield Westgate or Outwood train stations for those travelling to either Leeds, London or Edinburgh, access to the M1/M62 motorway network for those travelling throughout the region. Viewing Essential.

### Entrance Hall

With double glazed entrance door.

### Ground Floor Combined Shower Room

With wash hand basin, low flush w/c, shower cubicle and tiling, double glazed window, chrome heated towel rail.

**Living Room** 18'7" (5.66) plus recess x 10'7" (3.23) to 14'1" (4.3) into bay window.

With feature double glazed window, feature fire surround and hearth with flame effect fitted gas fire, central heating radiator.

**Conservatory** 13'9" x 10'2" (4.2m x 3.1m).

Being double glazed with French doors overlooking the rear garden, three central heating radiators.

**Kitchen/Diner** 18'7" x 9'9" (5.66m x 2.97m).

Fitted with a matching range of cream fronted wall and base units, contrasting granite worktops with undermounted sink with mixer tap unit, built in double oven and hob with extractor hood over, integrated dishwasher and washer dryer, extractor hood, high gloss tiled floor, downlighting to the ceiling, double glazed bay window and double glazed window, opening through to...

**Sun Room Extension** 13'7" x 13'1" (4.14m x 4m).

With feature vaulted ceiling with double glazed Velux roof lights, French doors leading onto the rear garden and double glazed windows to three sides makes this a light and airy room, an excellent entertaining space with tiled floor.

**Ground Floor Guest Bedroom/Home Office** 7'11" x 16'8" (2.41m x 5.08m).

Formerly the garage converted to provide an excellent living space with downlighting to the ceiling, two double glazed windows.

Stairs lead to First Floor Landing

**Bedroom to Rear** 12'7" x 10'8" (3.84m x 3.26m).

Having fitted wardrobes, double glazed window, dado rail, single panel radiator.

### House Bathroom

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

**Bedroom to Front** 8'8" x 6'8" (2.64m x 2.03m).

With double glazed window, single panel radiator.

**Bedroom to Front** 9'9" x 9'7" (2.97m x 2.92m).

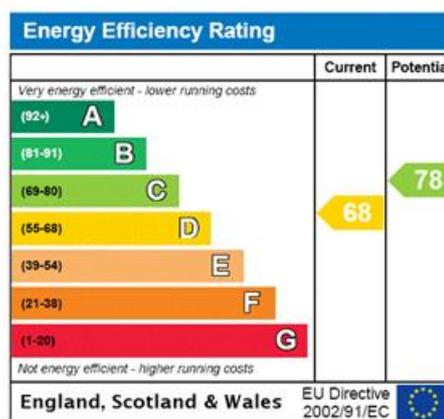
Having two double glazed windows, built in wardrobes, storage cupboard, double panel radiator.

### Outside

The property is set well back from the road with driveway providing ample off street parking, neat lawn garden to the front with mature trees, shrubs, pathway leads to the side garden area with lawn, paved patio area, further lawn garden area to the rear with mature trees and shrubs retaining a high degree of privacy, useful cold water outside tap and double electric socket.

Council Tax Band: E

Viewing: By Appointment through Holroyd Miller

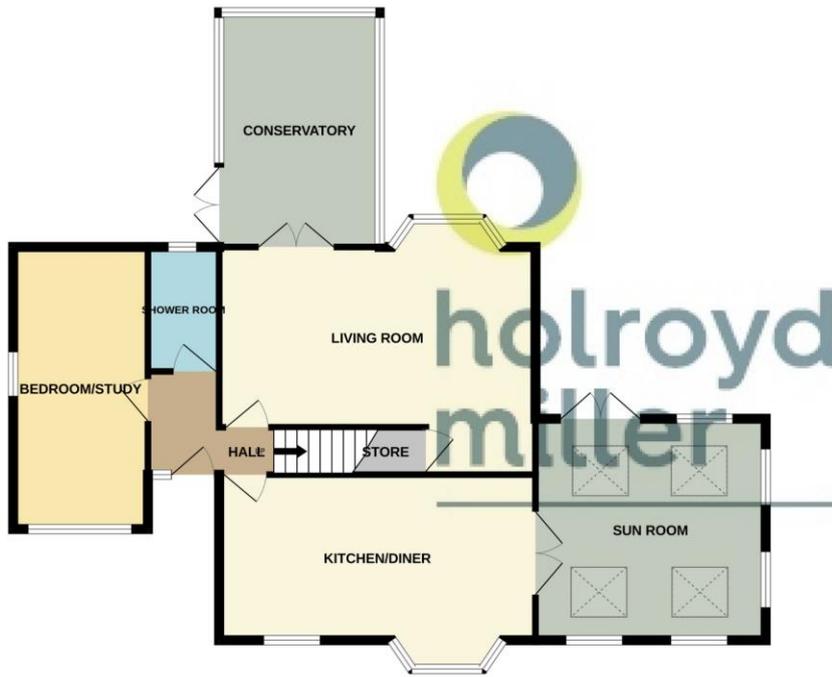




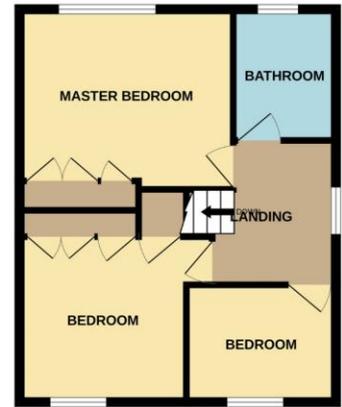




GROUND FLOOR  
953 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (128.9 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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