



3 Whitaker Drive, Wakefield

West Yorkshire, WF1 2FJ

Asking Price:
£350,000

Holroyd Miller have pleasure in offering for sale this superbly presented modern four bedroom detached family home occupying a convenient and popular position just off the Leeds Road A61 north of Wakefield city centre within easy reach of local schools and amenities and Wakefield city centre itself. The well-planned interior has both gas fired central heating, UPVC double glazing and built by Redrow House Builders eight years ago, having gas fired central heating. The accommodation comprises, entrance lobby leading to spacious living room, stunning open plan kitchen diner with a range of cream units, integrated appliances and patio doors leading onto the rear garden, access to integral garage, adjacent utility room and ground floor cloakroom/wc. To the first floor, four good sized bedrooms, two having built in wardrobes with master bedroom having ensuite shower room, house bathroom with shower over bath. Outside, neat open plan lawn garden to the front, driveway provides off street parking leading to integral single car garage. To the rear, westerly facing garden with paved patio, lawn garden and flowering borders. A popular and convenient location within easy reach of J41/M1 for those travelling to either Leeds or Sheffield, access to Wakefield Westgate train station. A truly enviable family home which must be viewed.



Entrance Lobby

With double glazed composite entrance door, single panel radiator.

Living Room 15'3" x 11' (4.65m x 3.35m).

With double glazed window, double panel radiator.

Stunning Open Plan Kitchen/Diner 17'7" x 10'8" (5.36m x 3.25m).

Fitted with a matching range of cream fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, integrated AEG microwave, oven, induction hob with extractor hood over, integrated fridge and freezer, dishwasher, tiled floor, double glazed window and double-glazed sliding patio doors lead through to the rear garden, understairs storage cupboard, access door into the garage, feature radiator.

Utility Room/Rear Entrance 7'3" x 6'2" (2.2m x 1.88m).

Fitted with a matching range of cream fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, tiled floor, plumbing for automatic washing machine, space for dryer, central heating boiler, tiled floor.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Cloakroom

Having wash hand basin, low flush w/c, tiled floor, double glazed window, single panel radiator.

Stairs lead to First Floor Landing

With airing/cylinder cupboard, single panel radiator.

Bedroom to Front 12'4" (3.76) x 9'6" (2.9) narrowing to 6'9" (2.06).

With double glazed window, single panel radiator.

Bedroom to Rear 11'7" x 8'8" (3.53m x 2.64m).

Having fitted sliding wardrobes, double glazed window, single panel radiator.



House Bathroom

Furnished with modern white suite with wash hand basin, low flush w/c, panelled bath with shower over and shower screen, tiling, chrome heated towel rail, electric shaver point, double glazed window.

Bedroom to Rear 12'1" x 8'6" (3.68m x 2.6m).

With double glazed window, single panel radiator.

Master Bedroom 13'11" x 11' (4.24m x 3.35m).

Having fitted sliding wardrobes, double glazed window, single panel radiator.



Ensuite Shower Room

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, large shower cubicle, tiling, electric shaver point, double glazed window, chrome heated towel rail.

Outside

Open plan lawn garden to the front, driveway provides off street parking leading to integral single car garage with electric car charging point, power and light laid on, up and over door, pathway to the side leads to enclosed rear garden being mainly laid to lawn with well stocked borders, paved patio area leading off from the kitchen.

The vendor pays £11.00 per month for the upkeep of the green areas.

Council Tax Band - E

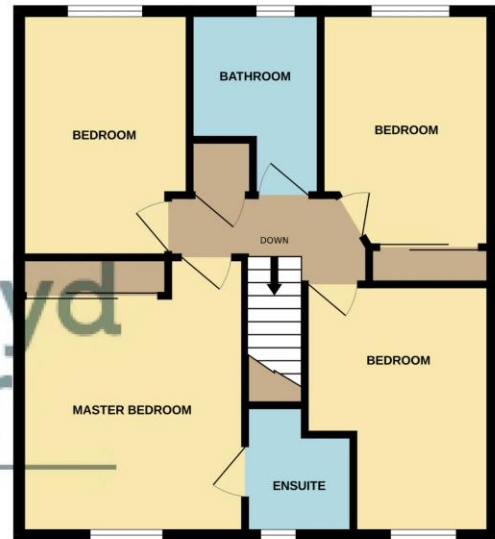
Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.

1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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		91
(69-80) C	81	
(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	

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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