



## Moxon Street, Wakefield

West Yorkshire, WF1 3HB

Asking Price:

£225,000

Holroyd Miller have pleasure in offering for sale this well presented three-bedroom semi-detached house occupying a pleasant cul de sac position within walking distance of Outwood centre and its excellent range of amenities including shops, mini supermarket, excellent local schools, access to its own train station. The property offers superb open plan living with gas fired central heating, PVCu double glazing and comprises entrance hall leading to open plan living room/dining kitchen with well-appointed kitchen, doors leading onto the rear garden, a light and airy room excellent for entertaining. To the first floor, three good size bedrooms, house bathroom furnished with modern white suite. Outside, the property is set well back from the road, driveway provides ample off street parking leads to south facing rear garden overlooking the Church yard with open aspect. Offered with immediate Vacant possession, No Chain, Viewing Essential.



### Entrance Hall

With double glazed entrance door leads through to...

### Stunning Open Plan Living Dining/Kitchen Area 22'3" max x 17'5" (6.78m max x 5.3m).

A light and airy room with double glazed window to the front, doors leading onto the rear garden and additional double-glazed window to the kitchen area.

### Kitchen Area

Fitted with a range of high gloss white fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, plumbing for automatic washing machine.

### First Floor Landing

With double glazed window, built in storage over the staircase.

### House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath with shower over, tiling, double glazed window.



For additional information and full photo gallery please visit [www.holroydmiller.co.uk](http://www.holroydmiller.co.uk)



**Bedroom to Rear** 11'7" x 10'11" (3.53m x 3.33m).  
Built in storage cupboard with central heating boiler,  
double glazed window, central heating radiator.

**Bedroom to Front** 11'7" x 11'2" (3.53m x 3.4m). With  
double glazed window, central heating radiator.

**Bedroom to Front** 7'1" x 5'10" (2.16m x 1.78m). With  
double glazed window, central heating radiator.

#### Outside

Neat garden area to the front, driveway provides  
ample off street parking leads to generous sized rear  
garden with open aspect to the rear, mainly laid to  
lawn garden overlooking the church yard and within  
walking distance of Outwood centre.



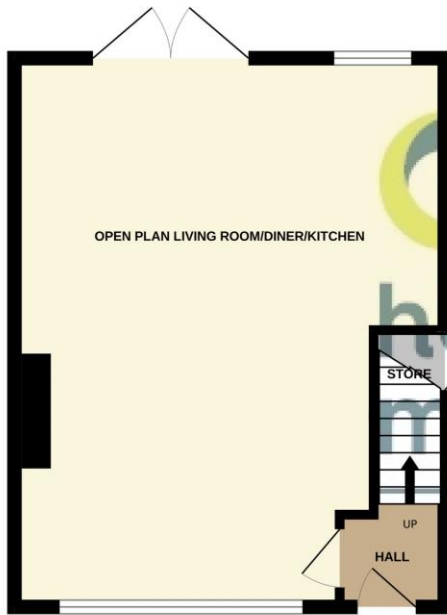
**Council Tax Band** - B

**Tenure** - Freehold

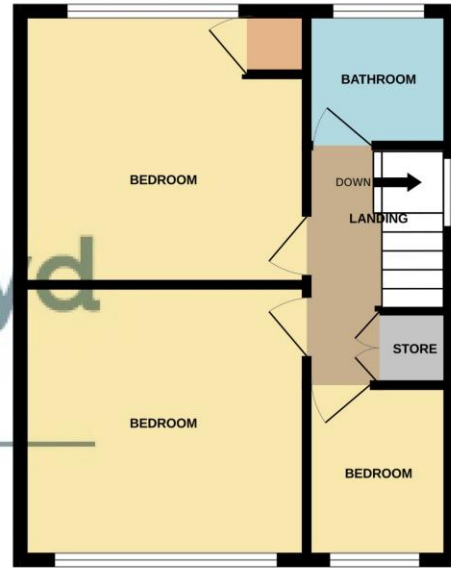
**Viewing** - By appointment through Holroyd Miller



GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	56	
(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