



Bradford Road, Wrenthorpe

Wakefield, West Yorkshire, WF2 0LX

Asking Price:

£149,950

Holroyd Miller have pleasure in offering for sale this mature brick built mid terrace house situated in the heart of Wrenthorpe village north of Wakefield city centre, ideal for the first time buyer with a large rear garden which could easily provide excellent vegetable garden or enclosed play area. The accommodation has gas fired central heating, PVCu double glazing (new boiler 2023 and new electrical fuse box 2022) and comprises entrance to spacious living room with feature brick fire place, compact and well equipped kitchen with access to useful keeping cellar. To the first floor, two good sized bedrooms, fitted wardrobes to the main bedroom, house bathroom furnished with modern white suite with shower over bath. Outside, communal yard area to the rear with parking for one vehicle, extremely large adjacent garden with greenhouse and garden shed. Located within the popular village of Wrenthorpe with easy access to local amenities including Wrenthorpe Sports and Social Club, Outwood train station and easy access to J41/M1 for those travelling throughout the region. An excellent starter home, offered with No Chain, Viewing Essential.



Lounge 15'7" x 14'11" (4.75m x 4.55m).

With UPVC door, double glazed window, brick built fire surround with black and gold feature fire, wall lights, store.

Kitchen 8' x 11'2" (2.44m x 3.4m).

Fitted with a range of matching cream shaker style wall and base units contrasting wood effect work surfaces, stainless steel sink and drainer, integrated oven, gas hob and extractor, space for under counter appliances, central heating radiator, plumbing for automatic washing machine and vent for tumble dryer, PVCu door providing access to rear yard and adjacent garden. (new central heating boiler 2023)

Cellar

Stairs

Leads to first floor landing.

Bedroom Front 10'9" x 14'11" (3.28m x 4.55m).

With fitted wardrobes, spotlights to ceiling, double glazed window, central heating radiator.



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



Bathroom

House bathroom fitted with cream suite comprising bath with shower over, pedestal hand basin, low flush W.C, central heating radiator, part tiled walls.

Bedroom Rear 8' x 11'2" (2.44m x 3.4m).

Being neutrally decorated having spotlights to ceiling, double glazed window overlooking rear aspect and central heating radiator.



Outside

To the rear the property has a communal yard area with parking for one vehicle, please note that this is not allocated. Adjacent to the property there is an extremely large garden, with greenhouse and shed.

Council Tax Band - A

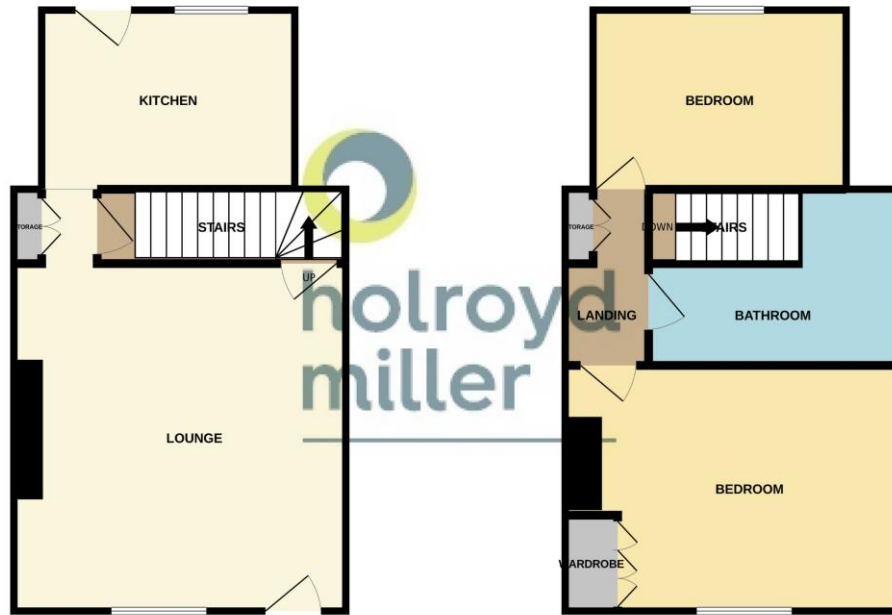
Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR

1ST FLOOR



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	85
(69-80)	C	
(55-68)	D	66
(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