



17 Muirfield Drive, Thornes,
Wakefield, WF2 8SH

Asking Price:
£375,000

Holroyd Miller have pleasure in offering for sale this impressive, detached family home together with double garage. Occupying a pleasant cul de sac position and generous corner plot on this ever popular and convenient development on the outskirts of the city centre. Only an internal inspection can reveal the well-planned interior which briefly comprises entrance reception hallway, ground floor cloakroom/wc, home office, through living room with double doors leading from the hallway with French doors leading through to the good-sized conservatory, adjacent formal dining/family room, breakfast kitchen with adjacent utility room. To the first floor, four good sized bedrooms, two having built in wardrobes, master bedroom having walk-in wardrobe and ensuite bathroom, house bathroom. Outside, concrete printed driveway provides ample off-street parking and leads to integral double garage. To the rear, paved patio area and further lawn garden being enclosed. A popular and convenient position close to local schools, easy access to the motorway network, local train station within Wakefield city centre and Thornes Park. Viewing Essential.

Entrance Hallway

With double glazed entrance door, laminate wood flooring, understairs storage cupboard, central heating radiator.

Cloakroom Having pedestal wash basin, low flush w/c, tiling, double glazed window, central heating radiator.

Home Office 10'4" x 9'10" (3.15m x 3m). With double glazed window, central heating radiator.

Through Lounge 19'7" (5.96) plus bay window x 11'9" (3.57).

With double glazed bay window to the front, laminate wood flooring, double glazed French doors lead through to the conservatory, double doors lead through from the hallway, feature fire surround with marble inset and hearth with flame effect fitted gas fire, central heating radiator.

Conservatory 13' x 12'4" (3.96m x 3.76m).

With tiled floor, wire for Bose sound system, being double glazed with French doors leading onto the rear garden.

Dining Room/Family Room 13'5" (4.10) into bay x 8'10" (2.70). With double glazed window and French doors leading onto the rear garden, central heating radiator.

Breakfast Kitchen 16' (4.88) x 10'8" (3.25) narrowing to 7'10" (2.39).

Fitted with a matching range of white gloss fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, plumbing for dishwasher, tiling between the worktops and wall units, laminate wood flooring, two double glazed windows, central heating radiator.

Utility Room 6'7" x 5'1" (2m x 1.55m).

Having fitted worktops, a range of wall and base units, plumbing for automatic washing machine, central heating boiler, double glazed rear entrance door, central heating radiator.

Stairs lead to First Floor Landing

With airing/cylinder cupboard, central heating radiator.

Master Bedroom to Rear 11'9" x 11' (3.58m x 3.35m).

With double glazed window, central heating radiator.

Walk-in Wardrobe

With hanging space, gives access to...

Ensuite Bathroom

Comprising pedestal wash basin, low flush w/c, panelled bath, separate shower cubicle, half tiling, laminate wood flooring, built in storage cupboard, double glazed window, central heating radiator.

Bedroom to Rear 7'1" x 8'11" (2.16m x 2.72m). With double glazed window, central heating radiator.

Bedroom to Rear 9'1" x 7'9" (2.77m x 2.36m).

With double glazed window, central heating radiator.

Bedroom to Front 9'6" x 9'1" (2.9m x 2.77m).

With fitted wardrobes, double glazed window, central heating radiator.

House Bathroom

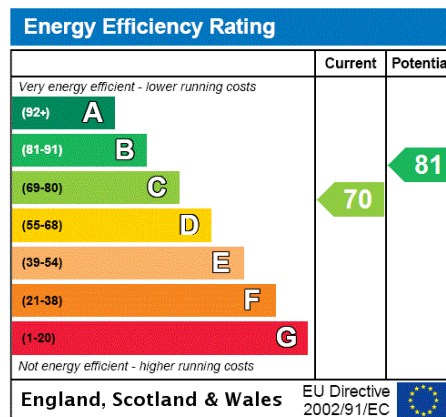
Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath, half tiling, double glazed window, central heating radiator.

Outside

The property occupies a head of cul de sac position with printed concrete driveway providing ample off-street parking with pathways to the side giving access to the rear garden, attached double garage with up and over door with power and light laid on. To the rear, paved patio area with further lawn garden with raised borders, mature trees and conifers retaining a high degree of privacy, outside lighting and cold-water tap.

Tenure: Freehold

Council Tax Band: E







GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 1620 sq.ft. (150.5 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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