



2 Ashwood Grange, Durkar,
Wakefield, WF4 3PY

Asking Price:
£595,000

Holroyd Miller have pleasure in offering for sale this stunning modern detached family home forming part of this select development called "Ashwood Grange" occupying a pleasant cul de sac position and offering unrivalled family accommodation. Superbly appointed and occupying a pleasant and yet convenient location within easy reach of J39/M1 and excellent local schools. The accommodation briefly comprises entrance reception hallway with storage, living room with feature fireplace and flame effect gas fire, stunning open plan kitchen/diner/family room with feature centre island with granite worktops, a comprehensive range of built in appliances, adjacent conservatory with oak flooring and overlooking the rear garden. To the first floor, five bedrooms, three bathrooms, master bedroom having a comprehensive range of built in furniture. Outside, neat garden driveway to the front provides ample off-street parking, integral double garage with automated door. To the rear, enclosed and private mainly laid to lawn garden with paved patio area, feature garden room and decking area all being enclosed. A truly enviable family home which must be viewed.

Entrance Reception Hallway

With double glazed entrance door and window, understairs storage cupboard.

Living Room 20'11" x 11'5" (6.38m x 3.48m). With double glazed windows and feature double glazed window to the front, two wall light points, feature fire surround and hearth with flame effect fitted gas fire, central heating radiator.

Open Plan Kitchen Diner/Family Room 25'1" (7.64) x 10'7" (3.22) opening to 22'1" (6.73).

Superbly appointed with a matching range of high gloss cream fronted wall and base units, contrasting granite worktops, extending to centre island, colour co-ordinated sink unit, monobloc tap fitment, feature Range oven with extractor hood over, integrated dishwasher, oak flooring, double glazed window and feature bay overlooking the rear garden.

Cloakroom

Having pedestal wash basin, low flush w/c, tiling, chrome heated towel rail, double glazed window Access door into the garage.

Conservatory 12'4" x 11'7" (3.76m x 3.53m). With oak flooring, being double glazed with French doors leading onto the rear garden.

Stairs lead to First Floor Landing

With double glazed window and balustrade, Airing/cylinder cupboard,

Bedroom to Rear 11'9" x 7' (3.58m x 2.13m). With double glazed window, central heating radiator.

Guest Bedroom 11'6" x 16' (3.5m x 4.88m). With two double glazed windows, central heating radiator.

Ensuite Shower Room Furnished with modern white suite comprising pedestal wash basin, low flush w/c, shower cubicle, tiling, electric shower, double glazed window, central heating radiator.

Bedroom to Rear 10'8" (3.25) x 10'11" (3.33) narrowing to 10'2" (3.10). With fitted wardrobes, double glazed window, central heating radiator.

House Bathroom

Furnished with modern suite comprising pedestal wash basin, low flush w/c, corner bath, half tiled, double-glazed window.

Study/ Bedroom to Rear 10'8" x 11'2" (3.25m x 3.4m). With double glazed window, central heating radiator.

Master Bedroom to Front 14'9" x 16'1" (4.5m x 4.9m). Having two double glazed windows, central heating radiator, having a range of limed oak built in furniture and wardrobes.

Ensuite Shower Room

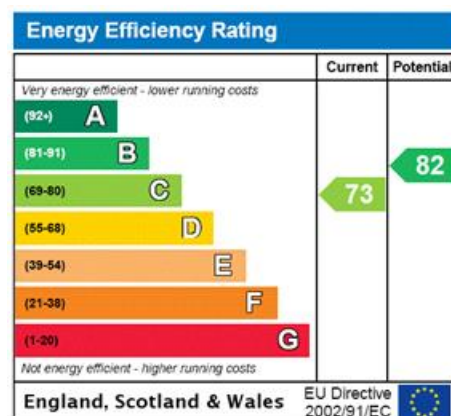
Having modern contemporary style suite with twin wash hand basins set in vanity unit, low flush w/c, shower cubicle, tiling, double glazed window, chrome heated towel rail.

Outside

Attractive block paved driveway providing ample off-street parking leading to integral garage (5.64m x 4.90m) having central heating boiler, automated garage door with power and light laid on, pathway to the side leads to generous rear lawn garden with paved patio area retaining a high degree of privacy with garden room and further decking area
Communal Annual Charge - £360.00
Communal Parking plus 1 Allocated Space

Council Tax Band: G

Tenure: Freehold

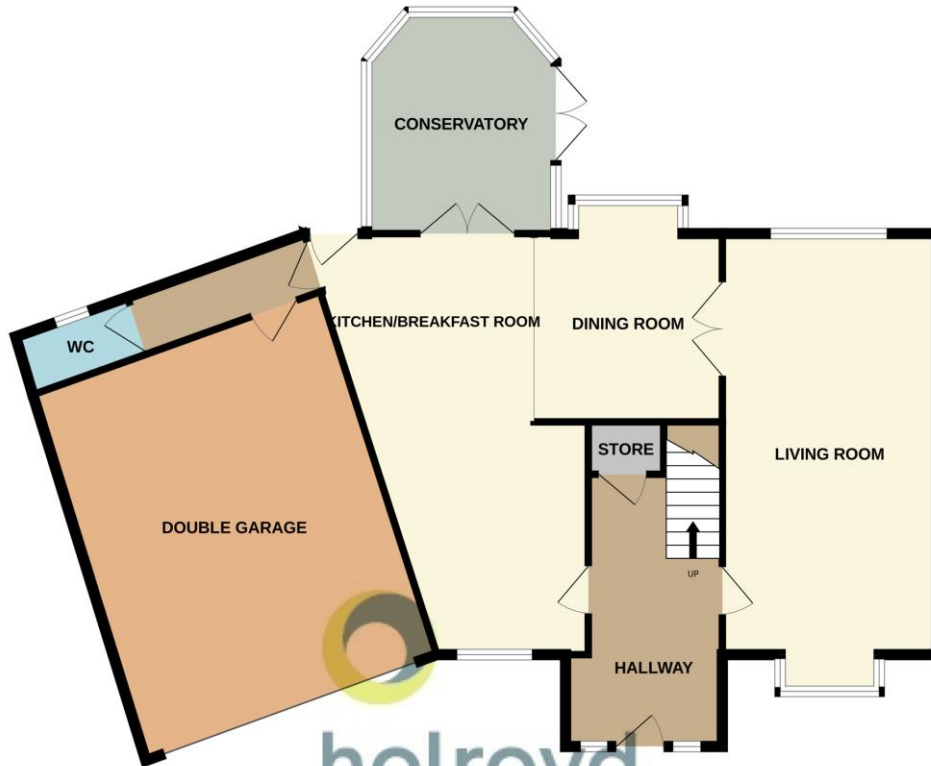








GROUND FLOOR
1211 sq.ft. (112.5 sq.m.) approx.



1ST FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA : 2249 sq.ft. (209.0 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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