



Manor Rise, Crigglestone

Wakefield, West Yorkshire, WF4 3FB

Asking Price:
£220,000

Holroyd Miller have pleasure in offering for sale this attractive modern three-bedroom semi-detached house. Located on this popular and convenient select development within the popular village of Crigglestone south of Wakefield city centre. Offering well planned accommodation which has both gas fired central heating, PVCu double glazing and comprises entrance hall with ground floor cloakroom/wc, living room with open staircase and feature bay window, dining room with patio doors leading onto the rear garden, kitchen fitted with a matching range of light oak fronted wall and base units, built in oven and hob with extractor hood, integrated fridge and freezer. To the first floor, three bedrooms, master bedroom having built in wardrobes, house bathroom furnished with modern white suite. Outside, off street parking to the front leading to attached single car garage, rear mainly laid to lawn garden being enclosed. Offering excellent accommodation for the first-time buyer or young family, located within easy reach of J39/M1 for those travelling to either Leeds or Sheffield.



Entrance Hall

With double glazed entrance door.

Cloakroom

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

Living Room 11'3" (3.42) to staircase x 14'5" (4.4) plus bay window.

With feature double glazed bay window, open staircase with spindle balustrade, central heating radiator, understairs storage cupboard.

Dining Room 9'4" x 8'3" (2.84m x 2.51m).

With sliding double glazed patio doors leading onto the rear garden, laminate wood flooring, central heating radiator.

Kitchen 9'4" x 5'9" (2.84m x 1.75m).

Fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, tiling between the worktops and wall units, plumbing for automatic washing machine, integrated fridge and freezer,



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Stairs lead to...

First Floor Landing

With balustrade, central heating radiator.

Master Bedroom to Front 8'5" (2.57) x 12' (3.67) to wardrobe fronts.

Having built in wardrobes, storage over the staircase, two double glazed windows, central heating radiator.

House Bathroom

Furnished with modern white suite with wash hand basin, low flush w/c, panelled bath with shower over and tiling, central heating radiator, double glazed window.

Bedroom to Rear 7'6" x 10' (2.29m x 3.05m). With double glazed window, central heating radiator.

Bedroom to Rear 7'5" x 6'6" (2.26m x 1.98m).

With double glazed window, central heating radiator.

Outside

Neat garden area to the front, driveway to the side provides off street parking and leads to attached single car garage with up and over door. To the rear, enclosed mainly laid to lawn garden.



Council Tax Band - C

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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		86
(69-80)	C	73	
(55-68)	D		
(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