



419 Leeds Road, Wakefield

West Yorkshire, WF1 2JD

Asking Price:

£170,000

Holroyd Miller have pleasure in offering for sale this superbly presented mature brick built through terrace house offering excellent accommodation for the first-time buyer or those seeking to downsize. Located within easy reach of either Wakefield city centre or Outwood village centre and its excellent range of amenities and located on the main bus route A61 north of Wakefield city centre. The well-planned interior has gas fired central heating and double glazing and comprises outer entrance porch leading to living room with feature log burner set on stone hearth with exposed brick work, stunning open plan kitchen/diner with a range of high gloss fronted units with integrated appliances, useful understairs storage. To the first floor, two good sized bedrooms with master bedroom having walk-in wardrobe with hanging space, stunning combined shower room with modern white suite, being half tiled. Outside, easy to maintain gardens to the front, to the rear, low maintenance artificial turf and paved patio area with large garden shed/workshop, useful brick-built outhouse. Offering a move with a minimum of fuss with easy access to the M1/M62 motorway network, local train services at Wakefield Westgate or Outwood, excellent local schools. Viewing Essential.



Outer Entrance Porch

With double glazed entrance door and window, tiled floor.

Living Room 14'4" x 11'3" (4.37m x 3.43m).

Having feature fire with brick inset and stone hearth with log burner, oak mantle, double glazed window, central heating radiator.

Kitchen/Diner 14'4" x 11'1" (4.37m x 3.38m).

Superbly appointed with a matching range of high gloss fronted wall and base units, contrasting worktops areas, tiling between the worktops and wall units, built in oven and hob with extractor hood over, plumbing for automatic washing machine, colour coordinated sink unit, monobloc tap fitment, central heating boiler, double glazed window and rear entrance door, feature radiator, understairs storage.



Stairs lead to First Floor Landing

Bedroom to Front 14'4" x 11'3" (4.37m x 3.43m).

With double glazed window, walk-in wardrobe with hanging space, central heating radiator.



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



Combined Shower Room

Furnished with modern white suite with large corner shower with wet walling, half tiled walls, pedestal wash basin, low flush w/c, feature radiator, double glazed window.

Bedroom to Rear 11'1" (3.38) x 8'6" (2.58) plus doorwell.

With double glazed window making the most of the open aspect, central heating radiator.



Outside

Neat, gravelled garden area to the front with fencing, to the rear, generous paved patio area with further artificial turf garden with flowering borders, large garden shed/workshop, attached brick-built outhouse providing excellent storage.

Please note there is pedestrian access for the neighbouring property.



Council Tax Band - A

Tenure - Freehold

Viewing - By appointment through Holroyd Miller




GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropac 12/04

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	90
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(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