



160/162 Wrenthorpe Road,
Wrenthorpe, Wakefield,
West Yorkshire, WF2 0HR

Asking Price:
£425,000

Holroyd Miller have pleasure in offering a truly unique opportunity former Fish and Chip shop Conroyds, together with a mature three bedroom detached house with large rear garden. Located in the heart of the popular village of Wrenthorpe north of Wakefield city centre within easy reach of excellent local schools, amenities and easy access to the motorway network and local train station. Ideal for those wishing to run a business from home or reopen the Fish and Chip shop. The accommodation briefly comprises extended detached family home, entrance to open plan living room with separate dining room, well appointed kitchen with rear entrance porch/utility room, three bedrooms to the first floor, all having fitted wardrobes, combined shower room. Driveway provides ample off street parking and leads to single car garage, large lawn garden area to the rear with open aspect. In addition to this is a brick built detached former Fish and Chop shop offering shop front area with ancillary prep and kitchen area to the rear, lower ground floor, further storage, outside w/c. A truly unique opportunity which must be viewed. No Chain.

Entrance to Living Room 18'1" x 11'10" (5.5m x 3.6m).

Having feature fire surround and hearth with electric fire, double glazed bay window, open staircase, four wall light points, central heating radiator, opening to...

Dining Room 9'10" x 12' (3m x 3.66m).

With double glazed window, single panel radiator with open views.

Kitchen 11'11" x 8'1" (3.63m x 2.46m).

Fitted with a matching range of wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, microwave, tiling between the worktops and wall units, two double glazed windows, entrance door leads through to...

Utility/Rear Entrance 4'1" x 5'8" (1.24m x 1.73m).

With fitted worktop, plumbing for automatic washing machine, double glazed window and rear entrance door, single panel radiator.

Stairs lead to...**First Floor Landing**

With spindle balustrade, double glazed window.

Combined Shower Room

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, walk-in shower, tiling, double glazed window, central heating radiator.

Bedroom to Rear 9' x 7'7" (2.74m x 2.3m). Having fitted wardrobes being part mirrored, double glazed window, central heating radiator.

Bedroom to Front 11'11" (3.64) x 9'4" (2.85) plus door well.

Having fitted wardrobes with overhead cupboards, two wall light points, double glazed window, central heating radiator.

Bedroom to Front/Office 7'9" x 8'9" (2.36m x 2.67m).

With built in storage cupboard over staircase, double glazed window, single panel radiator.

Outside

Neat garden area to the front, concrete printed driveway with wrought iron gates provides off street parking and leads to single car garage (5.43m x 2.84m) large rear lawn garden, two sheds, outside tap, underneath storage with central heating boiler.

Adjacent Fish and Chip Shop

Available within the current asking price.

Detached Brick Built Shop Unit

Formerly "Conroyds" Fish and Chip Shop,

Shop Area 12'4" x 13'10" (3.76m x 4.22m).

With tiled floor, double glazed windows and entrance door,

Kitchen/Prep Room 13'10" x 11'5" (4.22m x 3.48m).

With two stainless steel sink units, tiling, double glazed windows and entrance door.

Lower Ground Floor 14'1" x 11'6" (4.3m x 3.5m).

Ample storage, with access to boiler room with extractor unit, utility area, low flush w/c, and wash hand basin, all running off separate utilities, separate access to outside,

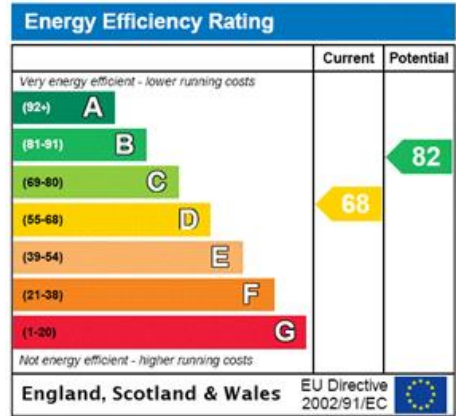
Council Tax Band:

Tenure: Freehold

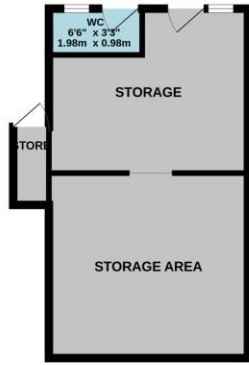
Viewings: To be made through Holroyd Miller



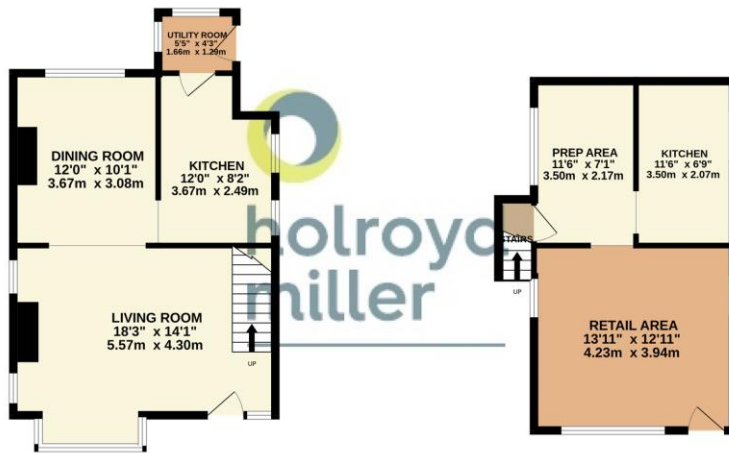




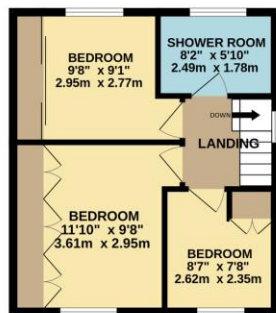
BASEMENT
352 sq.ft. (32.7 sq.m.) approx.



GROUND FLOOR
809 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1544 sq.ft. (143.4 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024