



4 St. Johns Grove, College Grove, Wakefield, WF1 3SA

Asking Price:
£250,000

Holroyd Miller have pleasure in offering for sale this attractive mature brick built semi detached house occupying a pleasant cul de sac position within easy walking distance of Wakefield city centre with its excellent range of amenities. Occupying a generous garden plot and tremendous potential, yet at the same time retaining a great deal of character. Having gas fired central heating, majority double glazing, the well planned interior briefly comprises entrance reception hallway with open staircase and storage, living room with feature bay window and fireplace with fitted gas fire, separate formal dining room with feature bay window overlooking the rear garden, extended kitchen with useful pantry cupboard. To the first floor, house bathroom, separate w/c, three good sized bedrooms. Outside, the property has neat garden area to the front, pathway to the side leads to generous mainly laid to lawn garden with well stocked borders, detached garage with vehicular right of access to the rear. Offering tremendous potential and located in this ever popular and convenient position within walking distance of Wakefield city centre and its excellent range of amenities, close proximity to Pinderfields Hospital and excellent schools, access to Wakefield Westgate Train station and the M1/M62 motorway network. Offered with No Chain, Viewing Essential.

Outer Entrance Porch

Leads to...

Reception Hallway

With double glazed entrance door and window, open staircase with understairs storage, central heating radiator.

Living Room *12'9" (3.89) plus bay window x 12'6" (3.81).*

With feature bay window, tiled fire surround and hearth with fitted gas fire.

Dining Room *10'11" (3.34) x 12'10" (3.90) plus bay window.*

With feature double glazed bay window overlooking the rear garden, feature oak fire surround with tiled inset and hearth and fitted gas fire.

Extended Kitchen *18'6" (5.64) x 8'2" (2.50) narrowing to 7'1" (2.15).*

Fitted with a range of wall and base units, worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine, gas point for cooker, double glazed window to the rear, rear entrance door, central heating radiator, useful pantry cupboard.

Stairs lead to First Floor Landing

With central heating radiator and feature coloured leaded light.

House Bathroom

Comprising pedestal wash basin, panelled bath with shower over and shower screen, tiling, storage cupboard containing central heating boiler, chrome heated towel rail, separate low flush w/c, tiling.

Bedroom to Rear *13' (3.96) x 10'11" (3.33) opening to 11'10" (3.60).*

With double glazed window with views overlooking the rear garden, central heating radiator, period style fire surround.

Bedroom to Front *12'9" x 12'5" (3.89m x 3.78m).*

With feature tiled fire surround and hearth, double glazed window.

Bedroom to Front *7'9" x 6'9" (2.36m x 2.06m).*

With double glazed window, central heating radiator.

Outside

Neat garden area to the front with paved pathway, leading to the front door and to the side, to the rear mainly laid to lawn with well stocked flowering borders and shrubs, detached garage (4.80m x 3.61m) with up and over door, UPVC pedestrian side entrance door, vehicular right of access.

Council Tax Band: C

Tenure: Freehold



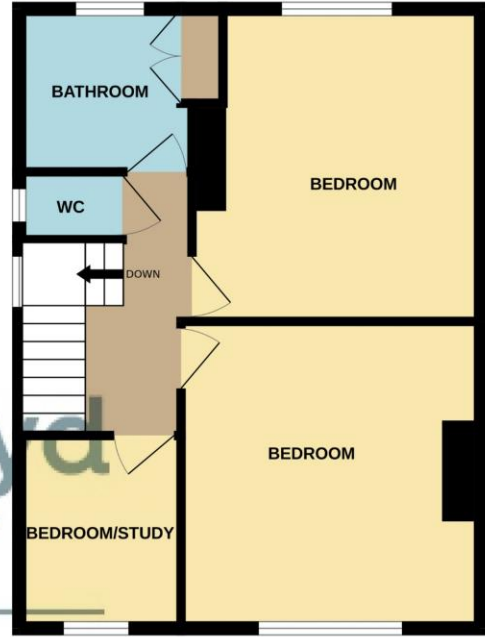


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1064 sq.ft. (98.8 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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