



11 Allerton Road, Crigglestone,
Wakefield, WF2 7FD

Asking Price:
£329,950

Holroyd Miller have pleasure in offering for sale this stunning three storey four bedroom semi-detached house together with driveway and garage and occupying a pleasant corner position on this popular and sought after development south of Wakefield city centre, offering excellent commuter links via J39/M1, located within easy reach of excellent local schools and amenities. Only an internal inspection can fully reveal the stunning accommodation on offer which has both gas fired central heating, double glazing and comprising entrance reception hallway with open staircase, open plan living room with bi-folding doors leading through to the rear garden with tiled floor, opening to dining area, superbly appointed kitchen with a range of integrated appliances, ground floor cloak room and utility cupboard. To the first floor, master bedroom with built in wardrobes with ensuite shower room, bedroom two. To the second floor, two further bedrooms, house bathroom with shower over bath. Outside, neat garden area to the front, driveway provides ample off-street parking leading to detached garage, to the rear, enclosed garden being lawned with paved patio area retaining a high degree of privacy. A stunning family home which must be viewed.

Entrance Hall

With double glazed entrance door, open staircase.

Cloakroom

With wash hand basin, low flush w/c, tiling, airing/cylinder cupboard with plumbing for automatic washing machine.

Living Room

Superb open plan living room located to the rear of the property with tiled floor, bi-folding doors overlooking the rear garden, opening to formal dining area, opening to...

Kitchen Area

Superbly appointed with a range of contemporary wall and base units, contrasting worktop areas, integrated appliances including oven, hob, extractor, fridge and freezer, dishwasher, double glazed window, tiling, downlighting to the ceiling.

Stairs lead to First Floor Landing

Master Bedroom to Rear 9'7" x 11'2" (2.92m x 3.4m).

Having built in wardrobes, double glazed window, central heating radiator.

Ensuite Shower Room

Having wash hand basin set in vanity unit, low flush w/c, walk-in shower, chrome heated towel rail.

Bedroom to Front 10'1" x 8'4" (3.07m x 2.54m).

With double glazed window, central heating radiator.

To The Second Floor

Airing/Cylinder cupboard with central heating boiler, double glazed window, central heating radiator.

House Bathroom

Furnished with contemporary style suite with wash hand basin, low flush w/c, panelled bath with shower over and shower screen, tiling, double glazed window.

Bedroom to Rear 12'4" x 9'2" (3.76m x 2.8m).

With double glazed window, central heating radiator.

Bedroom to Front 13'5" x 9'1" (4.1m x 2.77m).

With two double glazed windows, built in storage cupboard, central heating radiator.

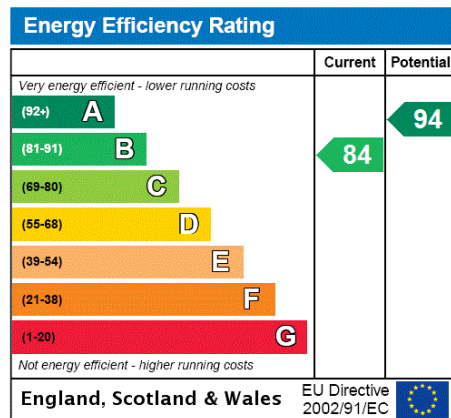
Outside

Neat open plan lawn garden to the front, driveway provides ample off-street parking, leading to detached brick built garage with up and over door. To the rear, enclosed mainly laid to lawn garden with paved patio area, being enclosed and retaining a high degree of privacy.

Please note There is an onsite maintenance charge which is £161.00 Per Annum

Council Tax Band: D

Tenure: Freehold



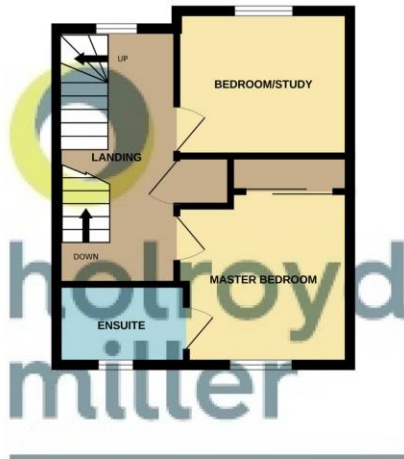




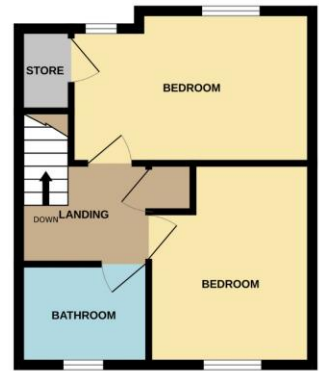
GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



2ND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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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