



Lindale Garth, Kirkhamgate

Wakefield, West Yorkshire, WF2 0RN

Asking Price:

£199,950

Holroyd Miller have pleasure in offering for sale this spacious semi detached house in need of complete updating works and occupying a generous corner position. Offering flexible living accommodation and located within this popular village of Kirkhamgate north of Wakefield city centre within easy reach of the motorway network via J41/M1. The well-planned interior briefly comprises of side entrance to kitchen/diner, spacious living room, two ground floor bedrooms, house bathroom. To the first floor, large open plan bedroom which could be divided to provide further accommodation with access to useful eaves storage. Outside, the property occupies a corner position with generous side garden, driveway leading to detached garage. A popular and convenient position. Offered with No Chain, Viewing Essential.



Side Entrance to...

Kitchen/Diner 15'1" x 8'8" (4.6m x 2.64m).

Fitted with a matching range of wall and base units, worktop areas, stainless steel sink unit, single drainer, fitted oven and hob, plumbing for automatic washing machine, Ideal central heating boiler, two double glazed windows.

Living Room 18'10" (5.75) into bay x 11'2" (3.40).

With double glazed bay window, tiled fire surround and hearth with open grate, central heating radiator.



Bedroom to Rear 13'6" x 11'1" (4.11m x 3.38m).

With double glazed window, central heating radiator, understairs storage cupboard.

Bedroom to Rear 10'3" x 8'8" (3.12m x 2.64m).

With sliding double glazed patio doors, central heating radiator.



House Bathroom

Furnished with a three-piece suite, comprising pedestal wash basin, low flush w/c, panelled bath,

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tiling, double glazed window, chrome heated towel rail.

Outside

The property occupies a corner position with paved patio area and gravelled garden area to the rear, to the side, generous lawn garden with flowering borders, mature trees and shrubs, garden area to the front, driveway provides off street parking and leads to brick built single car garage.

Please note the property has Solar Panels that are on a Lease from "A Shade Greener", from 2012.



Council Tax Band - C

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA - 1093 sq.ft. (101.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		85
(69-80) C		
(55-68) D	55	
(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