



Bowling Lane, Wrenthorpe

Wakefield, West Yorkshire, WF2 0JT

Asking Price:

£295,000

Holroyd Miller have pleasure in offering for sale this mature detached true bungalow occupying a popular position in the heart of Wrenthorpe village north of Wakefield city centre within walking distance of its local amenities, easy access to local train station within Outwood and the motorway network via J41/M1. The well planned interior has both gas fired central heating, PVCu double glazing and comprising central entrance reception hallway, living room with feature fire place, formal dining room, kitchen with access to conservatory overlooking the rear garden, two double bedrooms both having fitted wardrobes, house bathroom with modern white suite with separate shower cubicle. Outside, gardens to the front with mature trees and shrubs, driveway to the side leads to brick built single car garage, to the rear, south facing mainly laid to lawn garden with paved patio area. A popular and sought after location, offered with immediate vacant possession. Viewing Essential.



Entrance Hallway

With double glazed entrance door, two wall light points, single panel radiator.

Living Room 16'5" x 16'6" (5m x 5.03m).

With three wall light points, dual aspect double glazed windows, feature fire surround with marble inset and hearth with flame effect fitted gas fire, dado rail, double panel radiator.



Dining Room 11'4" x 7'7" (3.45m x 2.3m).

Having double glazed window, oak flooring.

Kitchen 11'3" x 7'10" (3.43m x 2.4m).

With a matching range of light oak effect fronted wall and base units, worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine and dishwasher, fitted oven and hob with extractor hood over, tiling between the worktops and wall units, oak flooring, central heating boiler, double glazed window and rear entrance door.



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Conservatory 16'2" x 2.74 (4.93m x 2.74).

Being double glazed with French doors leading onto the rear garden.

Bedroom to Front 14'5" x 11'2" (4.4m x 3.4m).

With fitted Mahogany wardrobes, double glazed window, single panel radiator.

Bedroom to Rear 13'4" x 10'7" (4.06m x 3.23m).

Having two sets of fitted wardrobes in light oak, dual aspect double glazed windows, single panel radiator.



House Bathroom

Furnished with modern white suite comprising wash hand basin, low flush w.c, set in back to wall furniture, panelled bath, separate shower cubicle with electric shower, tiling, double glazed window, chrome heated towel rail.

Outside

The property is approached by a narrow lane which gives access to a driveway and brick built single car garage with automated door, mature gardens to the front with trees and shrubs. To the rear south facing garden being mainly laid to lawn with paved patio area, greenhouse and shed.



Council Tax Band - D

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
1025 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	82
(55-68)	D	65
(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