



## Snow Hill Villas, Bradford Road, Wakefield, WF1 2AS

Asking Price:  
£425,000

Holroyd Miller have pleasure in offering for sale "Snow Hill Villas" a stunning Edwardian semi-detached house oozing original features and character. Superbly presented to a high standard and occupying a popular and convenient position on the outskirts of Wakefield city centre and its excellent range of amenities, close to local schools within Wrenthorpe, and ideal for those wishing to travel throughout the region with easy access to the M1/M62 motorway network and excellent local rail services. The accommodation briefly comprises entrance vestibule with tiled floor leading to reception hallway with open staircase, original leaded windows, living room with feature bay window with window seat, period style fire surround with log burner, formal dining room with French doors leading onto the rear garden, well-appointed kitchen with a range of grey shaker style wall and base units, access to basement room with coal store and further storage. To the first floor, spacious landing with built in storage cupboard, three good sized bedrooms with feature period style fire surround, built in wardrobes to one bedroom, separate w/c, shower room with Raindance shower head, access to loft room providing excellent storage or further potential. Outside, attractive block paved driveway provides off street parking and turning space, attached single car garage with utility area to the rear, enclosed garden to the rear of the property being lawned with paved patio area. A delightful home which must be viewed internally to appreciate all that is on offer. Viewing Essential.

### Entrance Vestibule

With tiled floor, original leaded windows leading to...

### Reception Hallway

With laminate wood flooring, cornicing to the ceiling, open staircase.

### Living Room 14'11" (4.54) x 13'11" (4.24) plus bay window.

With feature double glazed window with fitted window seat, feature fire surround with log burner on slate hearth, laminate wood flooring, cornicing to the ceiling, central heating radiator.

### Dining Room 14'10" x 11'2" (4.52m x 3.4m).

Having feature fire surround, laminate wood flooring, double glazed window and French doors lead onto the rear garden, two central heating radiators.

### Kitchen 9'11" x 11'6" (3.02m x 3.5m).

Fitted with a matching range of grey shaker style fronted wall and base units, contrasting worktop areas, colour co-ordinated sink unit, monobloc tap fitment, gas point for cooker, wall panels between worktops and wall units matching the worktops, Karndean flooring, feature serving hatch provides access to dining room, double glazed window, rear entrance door, extractor hood, access to...

### Basement Room

With bay window, former coal store containing central heating boiler and wine cellar.

### Stairs lead to...

### First Floor Landing

With built in storage cupboard/wardrobe.

### Bedroom to Front 12'9" x 13'11" (3.89m x 4.24m).

With original period style fire surround, tiled hearth, single panel radiator.

### Bedroom to Rear 10'1" x 15' (3.07m x 4.57m).

With original period style fire surround, built in wardrobes and overhead cupboards to both recesses, laminate wood flooring, coving to the ceiling, central heating radiator.

### Bedroom to Front 8'5" x 8'5" (2.57m x 2.57m).

With double glazed window, single panel radiator.

### Separate Low Flush WC

With back to wall furniture.

### Shower Room

Furnished with modern white suite with wash hand basin set in vanity unit, walk-in shower with Raindance shower head, tiling, heated towel rail and Karndean flooring.

### Loft Room 11'3" (3.43) x 14'6" (4.42) incorporating stairwell.

Access from the rear bedroom via loft ladder to loft room, providing further storage or further potential, with eaves storage, double glazed Velux roof light, further storage behind sliding doors.

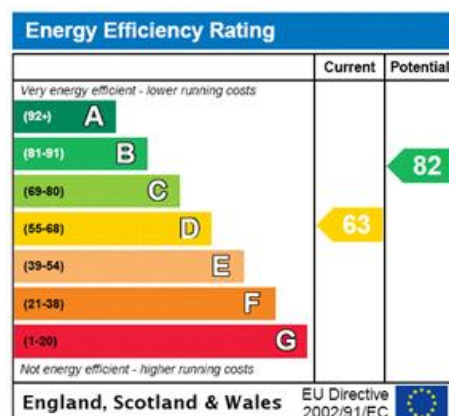
### Outside

The property occupies an elevated position with attractive block paved driveway providing off street parking and turning space, leading to attached garage (6.30m x 2.99m) with up and over door, to the rear of the garage fitted worktop with stainless steel sink unit, plumbing for automatic washing machine, double glazed window and personnel door to the rear garden. To the rear, stone pave patio area and further neat lawn garden with greenhouse provides an enclosed entertaining space.

Council Tax Band: D

Tenure: Freehold

Viewings: To be arranged through Holroyd Miller







BASEMENT  
228 sq.ft. (21.7 sq.m.) approx.



GROUND FLOOR  
820 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR  
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA: 1960 sq.ft. (182.1 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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