



Lake Lock Drive, Stanley

Wakefield, West Yorkshire, WF3 4HL

Asking Price:

£200,000

Holroyd Miller have pleasure in offering for sale this attractive semi-detached true bungalow occupying a pleasant cul de sac position within the popular village of Stanley north of Wakefield city centre and its excellent range of amenities including local doctors' surgery, independent shops, mini supermarket, yet having easy access to the motorway network. The well-planned accommodation briefly comprises side entrance to breakfast kitchen, spacious living room with inner hallway leading to combined wet room, two bedrooms. Outside, the property is set well back from the road with driveway to the side providing off street parking, leading to brick built single car garage. To the rear, extensive lawn garden area with open aspect. A popular and sought after position. Offered with immediate vacant possession, Viewing Recommended, No Chain.



Side Entrance to Kitchen 12'8" x 10' (3.86m x 3.05m).

Fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, gas point for cooker, plumbing for automatic washing machine, two double glazed windows and entrance door, laminate wood flooring, tiling between the worktops and wall units, Glow Worm central heating boiler, gas point for cooker, double panel radiator.

Living Room 16'3" x 11'2" (4.95m x 3.4m). Having double glazed window, double panel radiator.



Inner Hallway

Leads through to...

Combined Wet Room

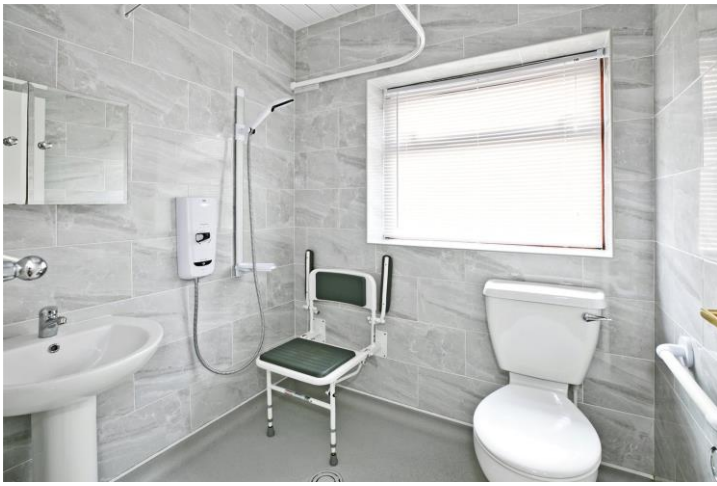
Furnished with modern white suite comprising, pedestal wash basin, low flush w/c, walk-in shower cubicle with Mira electric shower, tiling to the walls, double glazed window, central heating radiator.

Bedroom to Rear 10' x 9'4" (3.05m x 2.84m). With double glazed window, single panel radiator.



Bedroom to Rear 12'5" x 11'2" (3.78m x 3.4m).

For additional information and full photo gallery please visit www.holroydmiller.co.uk



With double glazed window, single panel radiator.

Outside

The property is set well back from the road with lawn garden area to the front with flowering borders, resin driveway to the side provides off street parking and leads to brick built single car garage with up and over door. To the rear, extensive lawn garden with open aspect, paved patio with flowering borders.

Please note the property has PVCu fascias and soffits.



Council Tax Band - B

Tenure - Freehold

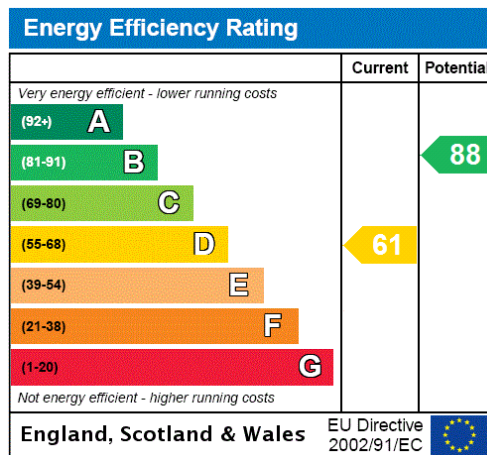
Viewing - By appointment through Holroyd Miller



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.
While 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 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.
Made with Hectag CS24



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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