



Charles Avenue,  
Agbrigg, Wakefield,  
West Yorkshire, WF1 5DG

Asking Price:  
£179,950

Holroyd Miller have pleasure in offering for sale this well presented three bedroom semi detached house occupying a head of cul de sac position in this convenient location of Agbrigg south of Wakefield city centre, having south facing generous rear garden. The well planned accommodation is ideal for the young growing family within easy reach of local train station and amenities within the bustling high street of Agbrigg with access to the motorway network. The accommodation comprises side entrance hall, living room with feature fire place and bay window, separate formal dining room, well-appointed kitchen. To the first floor, access to part boarded loft, three bedrooms, main bedroom having fitted wardrobes, combined shower room with walk-in shower. Outside the property is set well back from the road with driveway providing ample off street parking, single car garage, generous rear lawn garden. Offered with No Chain, Viewing Essential.

### Side Entrance Reception Hallway

With double glazed entrance door, useful understairs storage cupboard, central heating radiator.

**Living Room** 12'10" (3.91) x 9'6" (2.90) plus bay window.

With feature double glazed window, feature fire surround with flame effect fitted gas fire.

**Dining Room** 11'10" x 12'8" (3.6m x 3.86m). With double glazed window, central heating radiator.

**Kitchen** 10'3" x 7'7" (3.12m x 2.3m).

Fitted with a matching range of high gloss white wall and base units, contrasting worktop areas, stainless sink unit, single drainer, plumbing for automatic washing machine, gas point for cooker, central heating boiler, double glazed window, rear entrance door, tiling between the worktops and wall units.

### Stairs lead to First Floor Landing

With access to part boarded loft.

**Bedroom to Front** 9'8" (2.94) plus bay window x 10'10" (3.31).

With double glazed bay window, fitted mirrored wardrobes.

**Bedroom to Side** 6'11" x 6'6" (2.1m x 1.98m).

Having double glazed window, single panel radiator, ideal home office.

**Bedroom to Rear** 8'8" x 6'7" (2.64m x 2m). With double glazed window, single panel radiator.

### Combined Shower Room

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, walk-in shower, wet walling, downlighting to the ceiling, double glazed window, chrome heated towel rail.

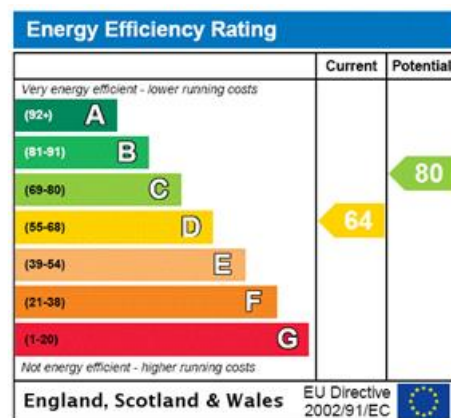
### Outside

The property is set well back from the road with garden area to the front, driveway providing ample off street parking, and leading to single car garage, generous mainly laid to lawn south facing garden with flowering borders and paved patio area.

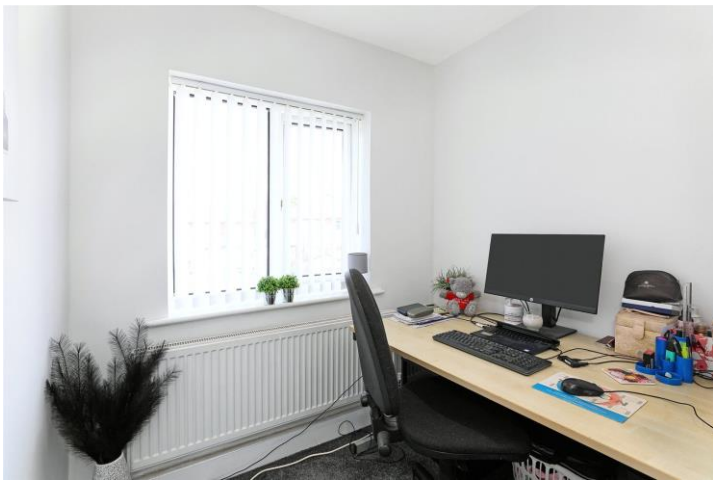
Council Tax Band: B

Tenure: Freehold

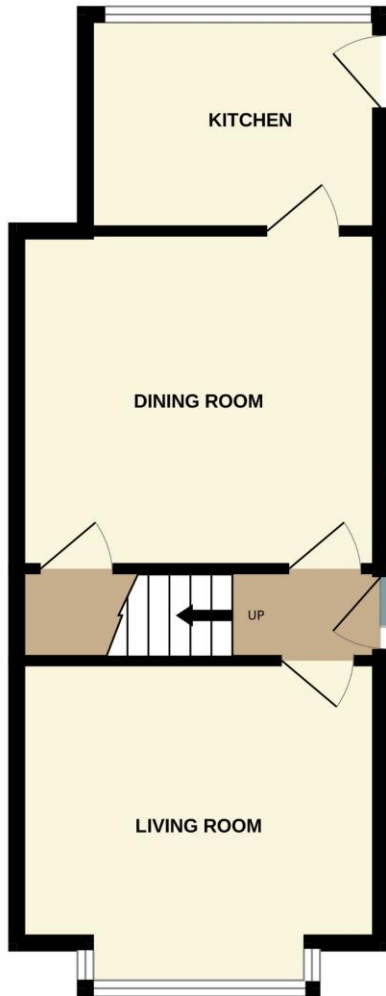
Viewings: To be arranged through Holdroyd Miller



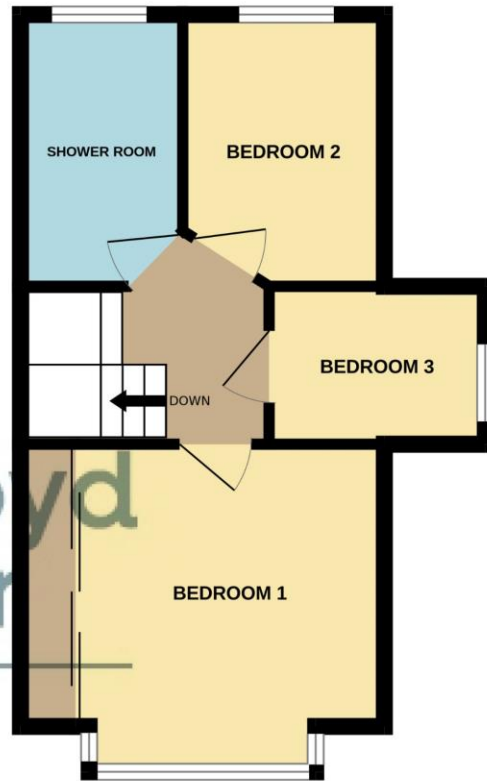




GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 753sq.ft. (70.0 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.  
Made with Metropix ©2024