



Primrose Lane, Calder Grove

Wakefield, West Yorkshire, WF4 3DD

Asking Price:

£199,950

Holroyd Miller have pleasure in offering for sale this delightful brick built mid terrace cottage offering extensive accommodation over and up to four floors. Only an internal inspection can fully reveal the accommodation on offer, which provides an energy efficient home with Air Source Heat Pump and Solar Panels. Offering excellent accommodation for the young first-time buyer, pleasantly tucked away in this back water position with access to the community garden and parking. The accommodation briefly comprises outer entrance porch leading through to living room with feature fire surround with brick inset, kitchen/diner with feature Belfast sink, Range oven, conservatory with French doors leading onto the rear garden with adjacent wet room. To the lower ground floor, two basement rooms offering additional accommodation either for those wishing to work from home or current treatment room. To the first floor, two bedrooms, master bedroom having period style fire surround, house bathroom with feature free standing bath, corner shower cubicle, access to attic room offering occasional accommodation with double glazed Velux roof light. Outside, delightful cottage garden to the front retaining a high degree of privacy, enclosed yard area with Air Source Heat Pump. A truly unique home occupying a convenient and popular position, minutes' drive off J39/M1 for those travelling to either Leeds or Sheffield, close to local schools and amenities. Viewing Essential.



Outer Entrance Porch
Leads through to...

Living Room 11'10" x 11'11" (3.6m x 3.63m).
With feature fire surround with brick inset and hearth with double glazed window, polished wood floor.

Kitchen/Diner 15'1" x 12'10" (4.6m x 3.9m).
With exposed brick chimney breast with open fire, solid wood worktops, Belfast sink with mixer tap unit, fitted gas Aga, plumbing for automatic washing machine tiling central heating radiator, doors lead through to...



Conservatory 9'9" x 8'7" (2.97m x 2.62m).
With laminate wood flooring, double glazed with French doors leading onto the rear garden.

Adjacent Wet Room
With wash hand basin, walk-in shower and roof light.



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



Stairs lead to...

Lower Ground Floor Room 11'8" x 11'9" (3.56m x 3.58m).

With tongue and groove panelling, central heating radiator.

Current Treatment Room/Hobby Room 11'8" x 13'2" (3.56m x 4.01m).

With downlighting to the ceiling, understairs storage, central heating radiator.



Stairs lead to First Floor Landing

Bedroom to Front 11'10" x 12'1" (3.6m x 3.68m).

With period style fire surround, double glazed window, storage cupboard over the staircase, central heating radiator.

Bathroom

Furnished with white suite with pedestal wash basin, low flush w/c, free standing bath, corner shower cubicle, tiling, double glazed window.



Bedroom to Rear 10'2" x 5'7" (3.1m x 1.7m).

With double glazed window.

Temporary Staircase from the Landing

Leading through to...

Attic Room 11'10" x 12'11" (3.6m x 3.94m).

Offering occasional space or storage, with two double glazed Velux roof lights, access to eaves storage.



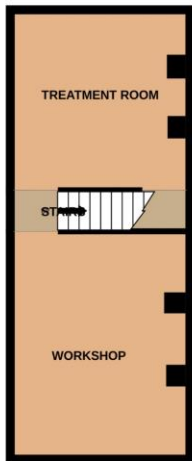
Outside

Cottage style garden with mature shrubs and hedging retaining a high degree of privacy. To the rear, enclosed yard area with Air Source Heat Pump. Beyond the gated yard is access to community garden and parking on a Adhoc basis.

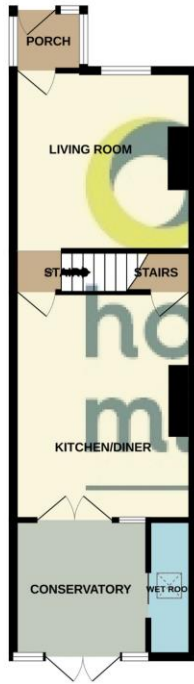
Council Tax Band - A

Tenure - Freehold

BASEMENT
347 sq.ft. (32.2 sq.m.) approx.



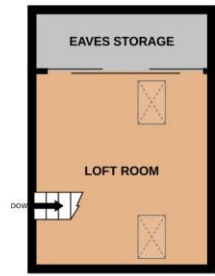
GROUND FLOOR
468 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



2ND FLOOR
234 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

TBC

For additional information and full photo gallery please visit
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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