



Carr Gate Drive, Carr Gate,  
Wakefield, West Yorkshire,  
WF2 0QS

Asking Price:  
£350,000

Holroyd Miller have pleasure in offering for sale this mature semi-detached house occupying a pleasant position set back from the road with open views to the front. The well planned and presented accommodation throughout, gas fired central heating, double glazing. Only an internal inspection can fully reveal all that is on offer with entrance hall, cloakroom/wc, leading to spacious through living room with feature Adam style fire surround with cast iron inset with open grate, double doors lead through to conservatory extension overlooking the rear garden, formal dining room with feature fire surround and feature double glazed bow window, well equipped kitchen with a range of cream shaker style wall and base units, contrasting granite worktops, integrated appliances, separate utility/rear entrance porch. To the first floor, three double bedrooms, house bathroom furnished with modern white suite with separate shower. Outside, delightful mature gardens with well-planned planting and lawn gardens to front and rear, driveway provides off street parking and leads to detached garage. A popular and convenient position within easy reach of the motorway network, local amenities and schools.

### Entrance Hall

With Indonesian teak wood flooring, central heating radiator, staircase to first floor.

### Cloakroom

Having wash hand basin set in vanity unit, low flush w/c, built in storage.

### Living Room 20'1" x 11'3" (6.12m x 3.43m).

With feature Adam style fire surround with cast iron inset, open grate, tiled hearth, two wall light points, double glazed bow window to the front, dado rail, single panel radiator, double doors opening to...

### Conservatory 12'11" x 9'3" (3.94m x 2.82m).

Having laminate wood flooring, being double glazed with French doors leading onto the rear garden, central heating radiator.

### Formal Dining Room 13'2" x 10'11" (4.01m x 3.33m).

Having feature fire surround with cast iron inset and tiled, with fitted flame effect gas fire, four wall light points, Indonesian teak wood flooring, double glazed feature bow window to the side, single panel radiator.

### Kitchen 8'10" x 11'1" (2.7m x 3.38m).

Fitted with a matching range of cream shaker style fronted wall and base units, contrasting granite worktops with feature double Belfast sink with mixer tap unit, built in double oven, gas hob with extractor hood over, integrated fridge, central heating boiler, tiling between the worktops and wall units, double glazed bow window overlooking the rear garden, double panel radiator.

### Utility Room 7'9" x 5'2" (2.36m x 1.57m).

With fitted worktops, plumbing for automatic washing machine, tiled floor, two double glazed windows.

### Stairs lead to Spacious Landing

With angled double glazed bay window.

### House Bathroom

Furnished with modern white suite with wash hand basin, low flush w/c, panelled bath, separate shower cubicle, tiling, chrome heated towel rail, double glazed window.

### Bedroom to Rear 8'10" x 11' (2.7m x 3.35m).

With double glazed window, built in storage cupboard, a good size third bedroom, single panel radiator.

### Bedroom to Rear 8'9" x 11'3" (2.67m x 3.43m).

With double glazed window, single panel radiator.

### Bedroom to Front 11' x 11'4" (3.35m x 3.45m).

With double glazed window, single panel radiator.

### Outside

The property is set well back from the back road with neat lawn gardens to the front with mature, Monkey Puzzle tree, paved driveway provides ample off street parking with adjacent raised flower beds with mature trees and shrubs leading to detached garage. To the rear, neat lawn garden with mature evergreen shrubs retaining a high degree of privacy with stone paved patio area.

Council Tax Band: D

Tenure: Freehold

Viewings: To be arranged via Holroyd Miller

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		







GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1124 sq.ft. (104.5 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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