



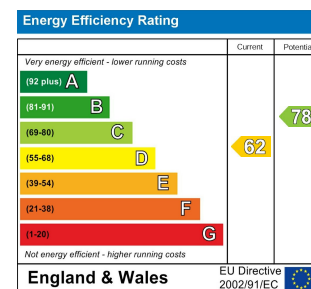
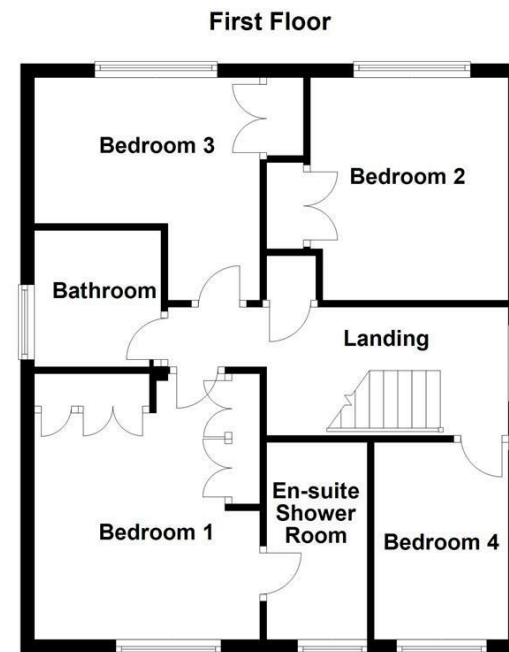
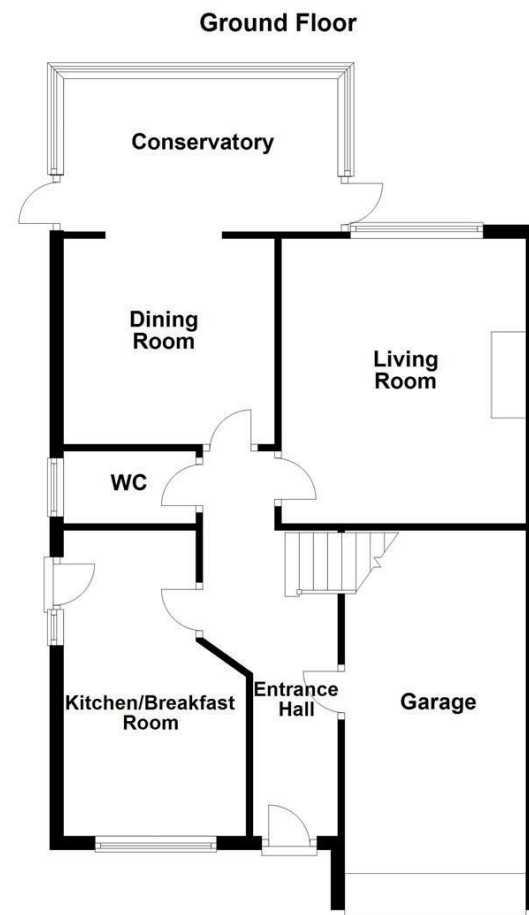
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17, Tavistock Way, Wakefield, WF2 7QS

For Sale Freehold Offers Over £350,000

**** SIGNIFICANTLY REDUCED FOR A QUICK SALE **** Sitting at the head of a cul-de-sac is this generously proportioned four bedroom detached family home boasting spacious reception space, driveway furthered by an integral garage and an attractive enclosed rear garden with thoughtfully designed landscaping, including a lawned area, circular paved patio, and a greenhouse, this garden offers a serene retreat, ideal for relaxation and outdoor entertaining. The property benefits from a peaceful location in the cul-de-sac with no vehicle or pedestrian traffic passing the property. The property is approximately 10 minutes away from natural beauty spots Newmillerdam and Pugneys water park.

The property briefly comprises of the entrance hall, kitchen/breakfast room, downstairs w.c., dining room, conservatory, living room and integral garage. The first floor landing leads to four bedrooms with the principal bedroom boasting en suite bathroom and the three piece suite house bathroom/w.c. Outside to the front there is a pebbled area and double tarmac driveway providing off road parking leading to the single integral garage. The spacious and enclosed rear garden comprises of a timber decked patio area, perfect for al fresco dining with steps leading up a lawned garden with tropical plants and circular paved patio area with greenhouse at the top and a second timber decked patio area.

The property is well placed to local amenities including shops and schools with several local schools within walking distance such as Hensal Lane Primary School. The property boasts great access to Newmillerdam Country Park for those who enjoy idyllic walks. There are main bus routes to Wakefield city centre and Junction 39 of the M1 motorway network is only a short drive away.

Only a full internal inspection will reveal all that's on offer at this quality home and a viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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*your home may be repossessed if you do not keep up repayments on your mortgage

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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, solid wooden floor, central heating radiator, staircase to the first floor landing and doors to the integral garage, living room, dining room, downstairs w.c. and kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

6'4" [min] x 8'7" [max] x 14'8" [1.94m [min] x 2.64m [max] x 4.49m]
Range of wall and base high gloss units with laminate work surface over and tiled splash back above, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, space for a dishwasher, integrated fridge/freezer, breakfast bar, integrated oven and grill with integrated microwave oven, separate four ring gas hob and cooker hood over. LED strip lighting under the wall cupboards, pull out pantry drawers, inset spotlights to the ceiling, UPVC double glazed windows to the front and side aspect, timber side entrance door and central heating radiator.



W.C.

Low flush w.c., wash basin with chrome mixer tap, tiled splash back and high gloss vanity cupboard below. UPVC double glazed frosted window to the side aspect and central heating radiator.

DINING ROOM

9'10" x 9'10" [3.0m x 3.01m]
Solid wooden floor, coving to the ceiling, central heating radiator and feature archway providing access into the conservatory.



CONSERVATORY

7'2" x 12'9" [2.20m x 3.90m]
UPVC double glazed windows on three sides with two UPVC doors to either side. Solid wooden floor with electric underfloor heating.



LIVING ROOM

11'8" x 13'6" [3.58m x 4.14m]
UPVC double glazed window overlooking the rear aspect, coving to the ceiling, central heating radiator and electric fire on a decorative hearth with matching interior and surround.



INTEGRAL GARAGE

17'5" x 8'0" [5.31m x 2.46m]
Wall mounted regular boiler, electric roller door, power and light.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, central heating radiator and doors to four bedrooms, the house bathroom and airing cupboard with fixed shelving within. Loft access with a pull down ladder with light.

BEDROOM ONE

12'8" x 10'6" [3.88m x 3.22m]
Range of fitted wardrobes to two walls, UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'7" x 9'4" [1.41m x 2.85m]
Three piece suite comprising larger than average shower cubicle with mixer shower, low flush w.c. with concealed cistern and laminate wash basin with chrome mixer tap and tiled splash back built into high gloss vanity cupboards. Chrome ladder style radiator, extractor fan and UPVC double glazed frosted window overlooking the front elevation.

BEDROOM TWO

10'7" x 9'5" [3.24m x 2.88m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and built in double wardrobe.

BEDROOM THREE

10'7" [max] x 6'11" [min] x 10'2" [3.23m [max] x 2.11m [min] x 3.10m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and built in double wardrobe.

BEDROOM FOUR

9'4" x 6'4" [2.87m x 1.94m]
UPVC double glazed window overlooking the front elevation and central heating radiator.

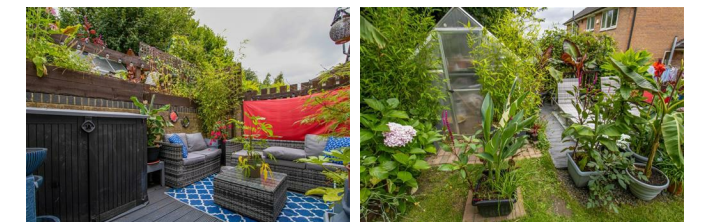
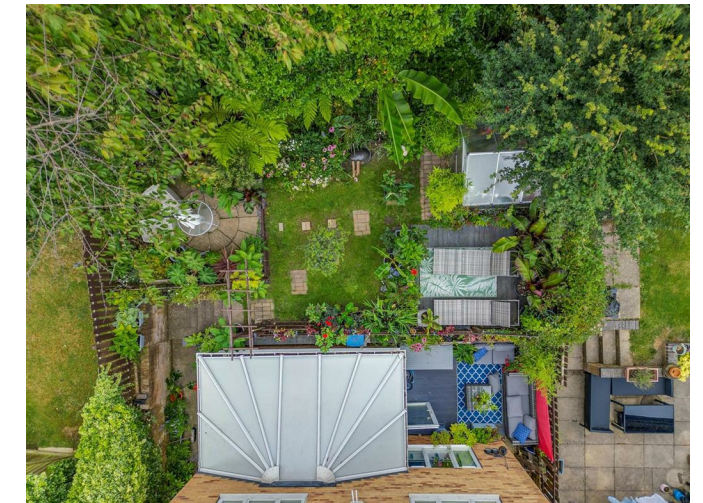
BATHROOM/W.C.

5'5" x 6'6" [1.67m x 1.99m]
Three piece suite comprising panelled bath with centralised mixer tap and separate mixer shower over, low flush w.c. and pedestal wash basin with swan neck mixer tap. Fully tiled walls and floor. Ladder style radiator, wall mounted shaver socket point, extractor fan and UPVC double glazed frosted window overlooking the side elevation.



OUTSIDE

To the front of the property is a double tarmac driveway providing ample off road parking with a low maintenance pebbled garden. To the right is a paved pathway providing access into the rear garden. Within the rear garden is a timber decked patio area, perfect for entertaining and dining purposes. Access from the kitchen is a paved pathway with low maintenance pebbled edge with water point connection with steps up to the tiered garden. There is an attractive garden surrounded by tropical plants, circular paved patio area, perfect for alfresco dining with greenhouse at the top and second timber decked seating area, fully enclosed by timber panelled surround fences making it completely enclosed.



COUNCIL TAX BAND

The council tax band for this property is D.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.