



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



Tudor Sales and Lettings are pleased to present for sale this extended three bedroom semi detached property in the sought after village of Hall Green.

With excellent transport links via car or bus direct to Wakefield city centre and close to local amenities, shops and schools as well as Pugneys water park and Newmillerdam country park, this property is sure to attract a lot of interest.

The accomodation comprises of in brief, entrance hallway, living room, Large kitchen and dining room. To the first floor there are three bedrooms and a bathroom.

Book a viewing today to avoid disappointment.

Living Room 15' 44" x 11' 7" (5.69m x 3.53m)

Generously proportioned living room with coving to ceiling, wooden flooring, fireplace with mantelpiece surround and spotlighting to ceiling. Centrally heated radiator and double glazed window

Kitchen 14' 6" x 11' 5" (4.42m x 3.48m)

Fitted kitchen with a range of wall and base units and integrated appliances consisting of oven with hob and extractor fan over, sink with mixer tap. Tiled splashback to worksurface area. Central aisle. Coving to ceiling double glazed window and centrally heated radiator. Under stairs storage cupboard.

Dining Room 11' 2" x 10' 3" (3.40m x 3.12m)

Second reception room currently used as dining room with Double glazed door to rear garden, centrally heated radiator, wooden flooring and coving to ceiling

WC

Downstairs WC with low flush WC, hand basin and double glazed window with privacy glass

Bedroom 1 11' 7" x 8' 4" (3.53m x 2.54m)

Double bedroom with fitted wardrobe, coving to ceiling, centrally heated radiator and double glazed window

Bedroom 2 11' 4" x 7' 8" (3.45m x 2.34m)

Double bedroom with coving to ceiling, centrally heated radiator and double glazed window

Bedroom 3 11' 5" x 6' 5" (3.48m x 1.96m)

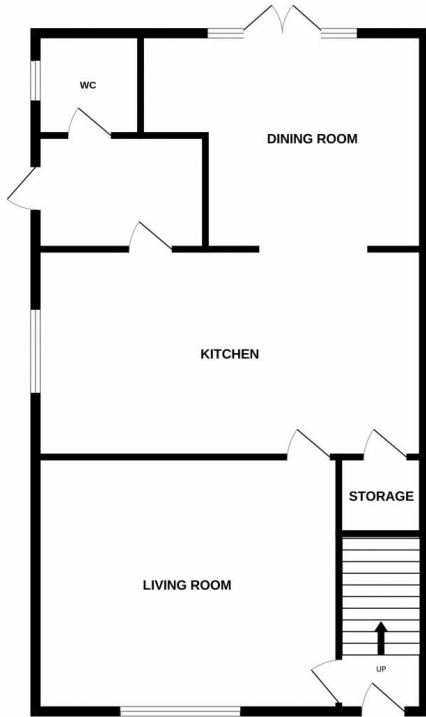
Single bedroom with centrally heated radiator and double glazed window, larger than average as not over stairs.

Bathroom 6' 6" x 5' 4" (1.98m x 1.63m)

Fully tiled bathroom with white three piece bathroom suite comprising of bath with shower screen and shower over. Hand basin and low flush WC. Double glazed window with privacy glass

Offers in excess of £230,000
Hollingthorpe Grove, Hall Green

GROUND FLOOR



1ST FLOOR



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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