



£340,000

TENURE : FREEHOLD

Hollin Lane, Crigglestone, WF4

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

- Three Double Bedrooms

- Versatile Snug Room

- Underfloor Heating

-Enclosed Rear Garden

-Off- Road Parking

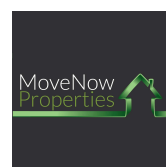
- Ideal Location

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com | 01924 249349

Website: <https://movenowproperties.com>



Movenowproperties are delighted to present this truly unique and spacious three-bedroom detached family home, beautifully arranged over three thoughtfully designed floors. Situated in the ever-popular area of Crigglestone, this home offers exceptional living space with stylish interiors, a private garden, and excellent access to Junction 39 of the M1—perfect for families and commuters alike.

Entrance hall

Upon entry, you're welcomed by a bright and inviting entrance hall. A contemporary composite entrance door, accompanied by a side glass panel, allows plenty of natural light to flood the space. The hall provides access to the garage, two bathrooms, bedrooms one and two, and a versatile snug room, while stairs lead both to the first floor and the lower ground level. The entrance is enhanced by recessed spotlights and an exposed beam that adds a charming, rustic touch.

Shower Room

Conveniently located just off the entrance, this stylish shower room includes a low flush WC, pedestal wash basin, enclosed shower unit, chrome towel heater, and a frosted double-glazed window offering privacy while allowing natural light from the front of the property.

Bedroom One

Measurements: 16'5" x 11'7" (5.00m x 3.53m)

Accessed via a charming small staircase, this generously sized double bedroom boasts a large double-glazed window to the side, two exposed timber beams, radiator, and a useful built-in storage cupboard. A door leads directly to the bathroom, offering a private ensuite.

En-Suite

This modern and spacious bathroom features a sleek bath with concealed cistern WC, wall-mounted wash basin with integrated vanity, enclosed shower unit, anthracite vertical towel radiator, and a frosted double-glazed window overlooking the rear.

Bedroom Two

Measurements: 11'10" x 8'3" (3.61m x 2.51m)

A bright and airy double bedroom with carpeted flooring, exposed beam, a frosted side-facing double-glazed window and Velux window that floods the room with natural light. Includes a radiator and provides access to a private shower room.

Shower Room (Ensuite to Bedroom Two)

This contemporary ensuite-style shower room includes a low-flush WC, wash basin set in a modern vanity unit, vertical chrome towel radiator, and an enclosed shower unit with luxurious waterfall shower.

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Snug Room / Home Office

Measurements: 11'0" x 8'3" (3.35m x 2.26m)

Located just off the entrance hall and cleverly adapted at the rear of the garage, this versatile internal room is perfect for a home office or playroom. Features include a radiator, recessed spotlights, and an integral door leading directly to the garage.

Lower Ground Floor

The kitchen and living room on the lower ground level both benefit from underfloor heating.

Living Room

Measurements: 12'8" x 11'7" (3.26m x 3.53m)

This stunning living area offers recessed ceiling spotlights, a contemporary column radiator, and elegant bifold doors that open onto a private and enclosed rear garden—ideal for seamless indoor-outdoor living.

Kitchen / Dining Room

Measurements: 11' 8" x 13'0" (3.96m x 3.56m)

A beautifully presented kitchen and dining space, equipped with a range of modern wall and base units, complementary granite works surfaces, induction hob with cooker hood, integrated oven, grill, microwave, and space for an American-style fridge-freezer and integrated dishwasher. Also features a sink with mixer tap, ample room for a family dining table, recessed lighting, and doors leading out to the rear garden.

First Floor

Stairs & Landing

Features carpeted flooring, modern glass balustrade with handrail, and access to Bedroom Three and the additional dressing/occasional room.

Bedroom Three

Measurements: 15'0" x 9'0" (4.57m x 2.74m)

A charming double bedroom with recessed spotlights, exposed beam, radiator, and twin Velux windows overlooking the front. Includes open stairs to the ground floor, adding architectural character.

Dressing Room / Occasional Room

Measurements: 9'9" x 8'0" (2.97m x 2.44m)

This flexible space includes fitted wardrobes, exposed beam, carpet flooring, radiator, and a Velux window offering additional light and charm to the front of the property.

Outside

To the front, there is ample off-road parking.

To the rear, a beautifully enclosed garden offers a mix of lawn, established shrubs, and fenced boundaries. A patio provides a perfect seating area for outdoor entertaining, complemented by a raised decked area and a garden shed for additional storage.

Garage

A versatile storage area with an integral door leading to the snug/office room. Part of the original garage has been converted to create this additional living space, so it is no longer full-sized. However, it still offers valuable functionality, housing the combi boiler, plumbing for a washing machine, and space for a vented dryer. The remaining area provides useful additional storage.

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Tenure: Freehold

Council Tax Band E

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road. Garage & Private Drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

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

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

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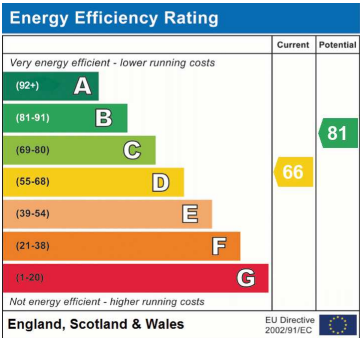
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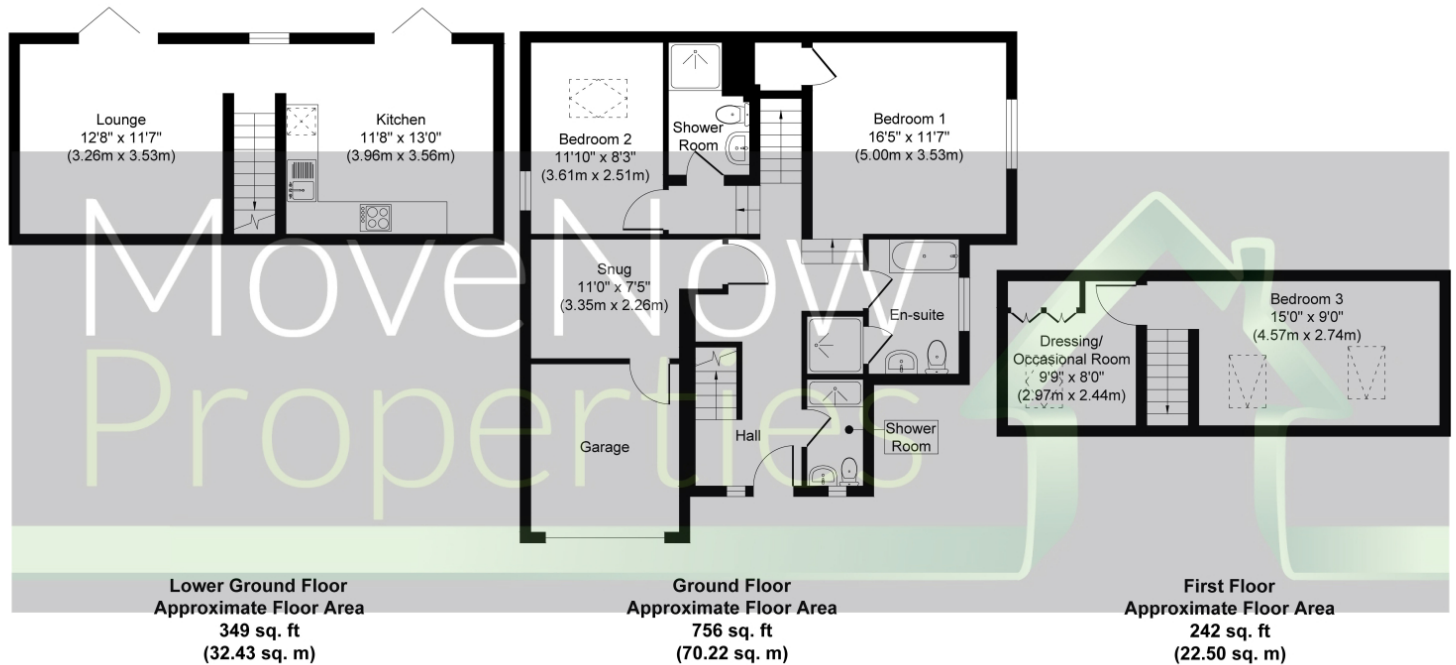






Address: , Crigglestone, WF4





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