



34 Woodcock Street, Wakefield - WF1 5LG

£179,950 Freehold

Holroyd Miller have pleasure in offering for sale this surprisingly spacious and well presented traditional mid-terrace house occupying a pleasant and popular position on the edge of the city centre within walking distance of The Tileyard, The Hepworth Gallery and Kirkgate train Station. Ideal for the first time buyer, having both gas fired central heating, double glazing. The well planned interior briefly comprises: entrance to living room with feature fire surround, superb kitchen diner with French doors leading onto the rear garden, feature log burner. To the first floor, two double bedrooms, large house bathroom with modern suite with shower over bath. Buffer garden area to the front. To the rear delightful cottage style garden with paved patio, lawned garden and flower beds. A truly convenient and popular position within easy reach of local amenities. Offered with No Chain.

Entrance to Living Room

With double glazed entrance door and window, feature fire surround with marble inset and hearth with gas point for fire. two wall light points, coving to the ceiling, central heating radiator.

Kitchen/Diner

Well appointed with a range of cream shaker style wall and base units, contrasting solid oak worktops, sink unit with drainer with mixer tap unit, built-in oven and hob with extractor hood over, plumbing for automatic washing machine, two central heating radiators, double glazed French doors leads onto the rear garden, feature log-burner on hearth with oak mantle. Access to useful keeping cellar.

Stairs Leads to First Floor Landing**Bedroom to Front**

With double glazed window, built-in storage cupboard, double panel radiator.

Bedroom to Rear

Good sized second bedroom with double glazed window, central heating radiator.

House Bathroom

Furnished with modern white suite, comprising pedestal wash basin, low flush wc, bidet, panelled bath with shower over, tiling to the walls, downlighting to the ceiling, central heating radiator.

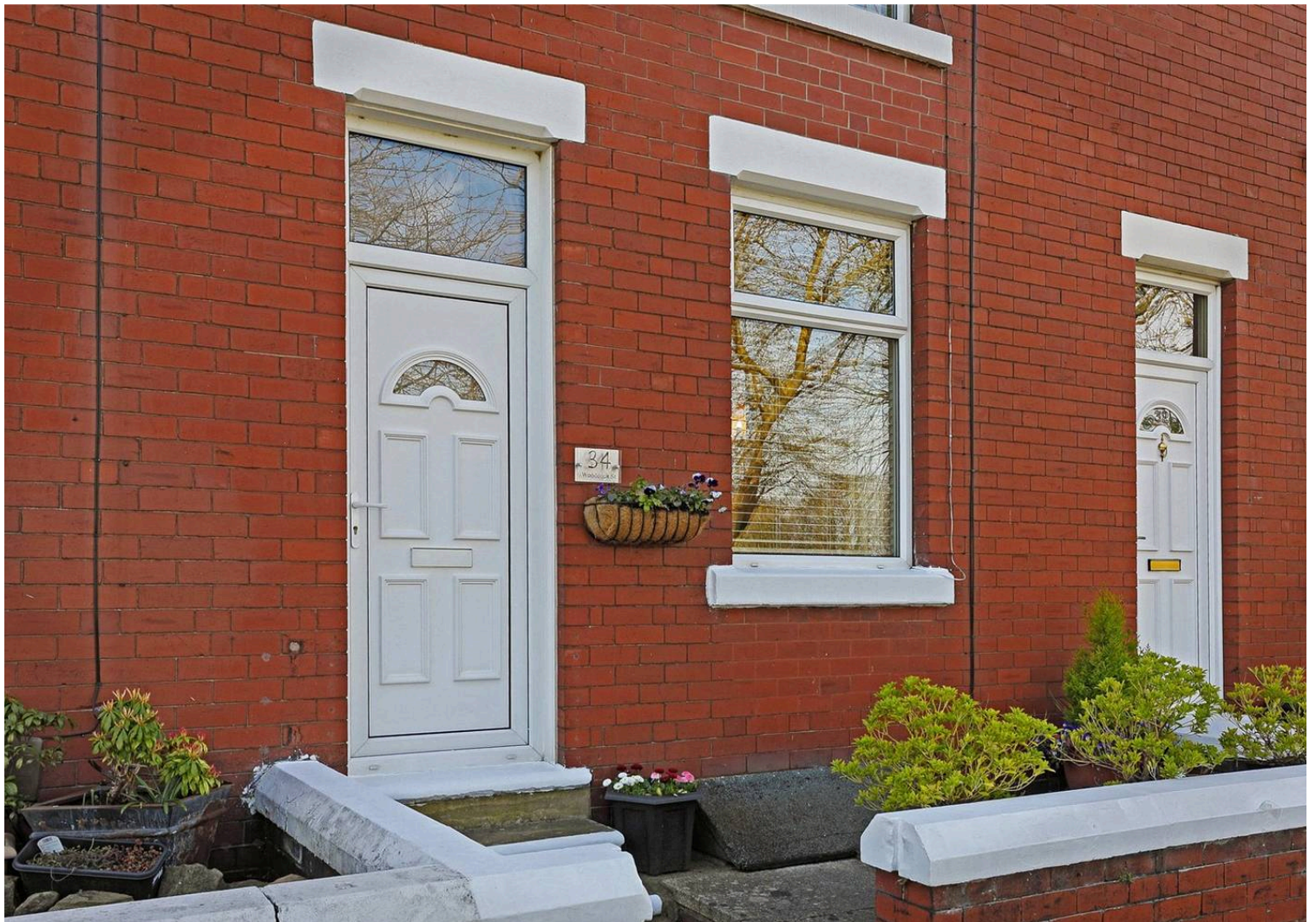
Outside

Neat buffer garden area to the front. To the rear delightful cottage style garden with paved patio, further lawned garden with flowering borders, mature Lilac tree retaining a high degree of privacy.

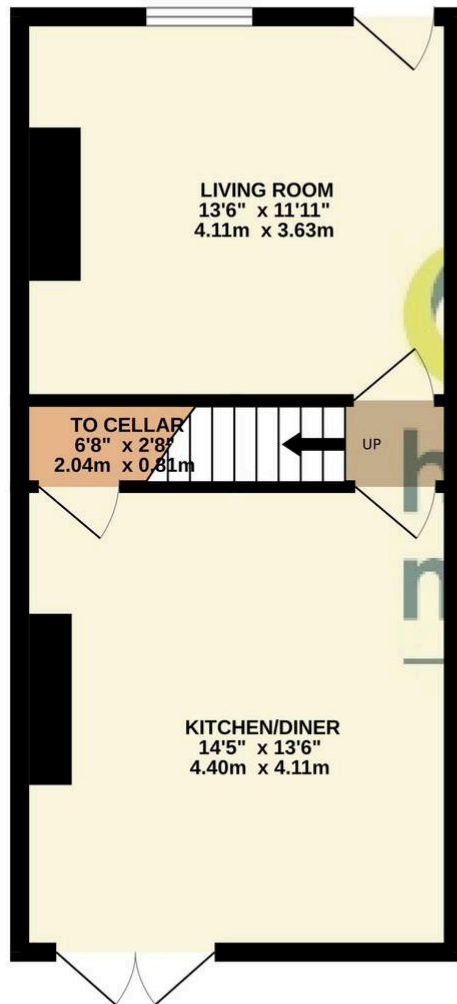
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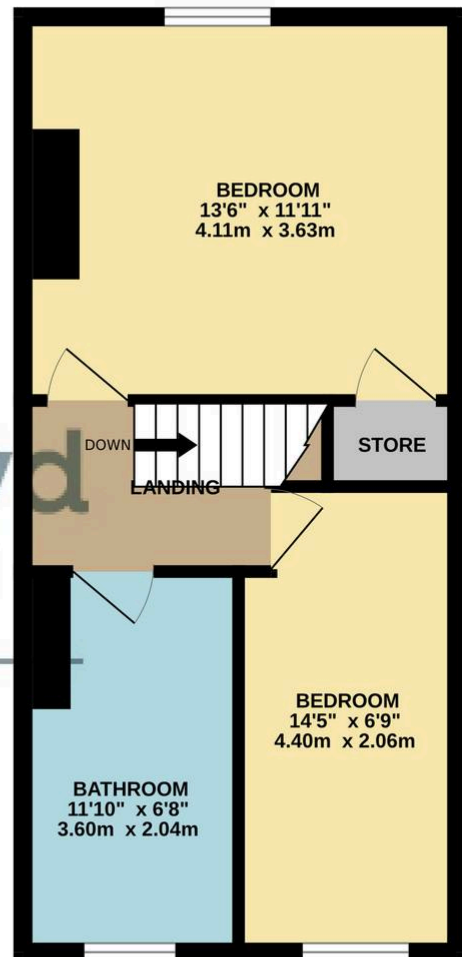




GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.2 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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