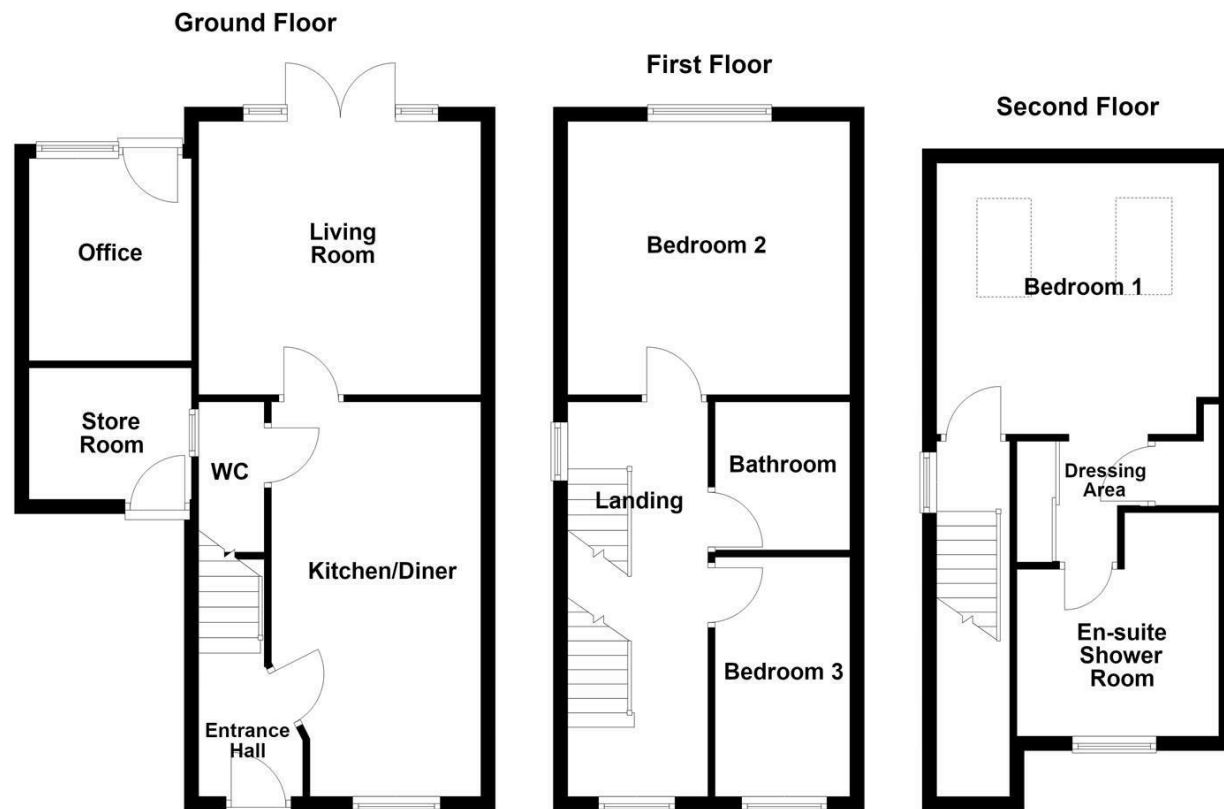




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11 Micklewait Avenue, Crigglestone, Wakefield, WF4 3FX

For Sale Freehold £285,000

A fantastic opportunity to purchase this spacious three bedroom semi detached home, offering well proportioned accommodation arranged over three levels and benefitting from off road parking, landscaped gardens and a useful external home office.

The accommodation briefly comprises an entrance hall leading into a modern fitted kitchen diner with integrated appliances. From here, there is access to the downstairs W.C. and spacious living room, with French doors opening directly onto the rear garden. To the first floor are two bedrooms and a three piece house bathroom, together with a staircase rising to the second floor. The second floor is dedicated to the principal bedroom, which features two timber framed double glazed Keylite roof windows, a dressing area with fitted wardrobes and access to a private en suite shower room. Externally, to the front is a paved pathway leading to the entrance door, with raised railway sleeper edged planted borders and a tarmac driveway providing off road parking. A useful store room with power and lighting is also accessed from the side of the property. The rear garden is attractively landscaped with a decked patio, pebbled seating area, lawn and planted borders, with timber fencing providing a good degree of enclosure. A separate external home office with power, lighting and a tiled roof provides an excellent space for those working from home.

The property is conveniently situated for a range of local amenities and schools, with good access to the M1 motorway network for those travelling further afield.

Only a full internal inspection will truly reveal everything this versatile and well presented home has to offer. An early viewing is highly recommended.

IMPORTANT NOTE TO PURCHASERS

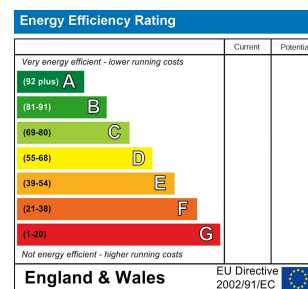
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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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Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

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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 leading into the entrance hall. Fully tiled flooring, central heating radiator and staircase with handrail providing access to the first floor landing. Door providing access into the kitchen diner.

KITCHEN DINER

180" x 95" [5.49 x 2.89]
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Single drainer sink with swan neck mixer tap, integrated oven and grill, four ring gas hob with stainless steel splashback and extractor hood above. Space for a large freestanding fridge freezer, integrated full size dishwasher and space and plumbing for a washing machine beneath the counter. Fully tiled flooring, central heating radiator and UPVC double glazed window overlooking the front aspect. The condensing boiler is housed within one of the kitchen cupboards. Timber door providing access into the living room and further door leading to the downstairs W.C.



DOWNSTAIRS W.C.

610" x 31" [2.10m x 0.94m]
Fitted with a low flush W.C. and pedestal wash basin with tiled splashback. Fully tiled flooring, central heating radiator, frosted UPVC double glazed window overlooking the side aspect and ceiling mounted extractor fan.

LIVING ROOM

125" x 1210" [3.80m x 3.92m]
Central heating radiator and UPVC double glazed French doors with adjoining glazed side panel opening directly onto the landscaped rear garden

FIRST FLOOR LANDING

UPVC double glazed windows overlooking the front and side elevations, creating a pleasant dual aspect. Central heating radiator and staircase with handrail providing access to the second floor landing. Three doors provide access to bedrooms two and three and the house bathroom.

BEDROOM TWO

125" x 1211" [3.79m x 3.95m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.



HOUSE BATHROOM

62" x 69" [1.89m x 2.06m]
Fitted with a three piece suite comprising panelled bath with mixer tap, shower attachment and shower over, together with a glazed shower screen, wall mounted wash basin with chrome mixer tap and low flush W.C. Half tiled walls, fully tiled flooring, central heating radiator and ceiling mounted extractor fan.



BEDROOM THREE

62" x 111" [1.90m x 3.38m]
UPVC double glazed window overlooking the front elevation and central heating radiator.



SECOND FLOOR LANDING

Central heating radiator and frosted UPVC double glazed window overlooking the side elevation. Door providing access into bedroom one.

BEDROOM ONE

124" x 1211" [3.78m x 3.95m]
Two timber framed double glazed Keylite roof windows with built-in blinds overlooking the rear elevation. Central heating radiator and opening into the dressing are



DRESSING AREA

Fitted double wardrobe with mirrored sliding doors, loft access and further built-in single wardrobe providing useful storage. Door providing access into the en suite shower room.

EN SUITE SHOWER ROOM

103" x 87" [3.13 x 2.63]
Fitted with a three piece suite comprising generous shower enclosure with sliding glazed doors and electric shower, wall mounted wash basin with mixer tap and low flush W.C. Half tiled walls, fully tiled flooring, central heating radiator, frosted UPVC double glazed window overlooking the front elevation and ceiling mounted extractor fan.



STORE ROOM

60" x 75" [1.84m x 2.28m]
Accessed via a composite door to the side of the property and benefitting from power and lighting, providing useful additional storage.

HOME OFFICE

93" x 70" [2.83m x 2.15m]
Accessed via a composite entrance door from the rear garden. UPVC double glazed window overlooking the garden, power and lighting, fully plastered walls and tiled roof.



OUTSIDE - FRONT

To the front is a planted garden with raised solid railway sleeper edged borders and a paved pathway leading directly to the entrance door. A tarmacadam driveway provides off road parking to the side of the property. An up-and-down exterior light is positioned above the front entrance door and there is an external water connection beneath the kitchen window.

OUTSIDE - REAR

To the rear is a landscaped garden incorporating a timber decked patio area, pebbled seating area and an attractive lawn with planted borders. The garden is enclosed by timber panel fencing on all three sides and also benefits from a timber shed, double external power socket, sensor-operated outside light and external water connection.



COUNCIL TAX BAND

The council tax band for this property is C.

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.