



3 Bed  
House - Semi-  
Detached  
located in  
Wakefield  
Offers In The Region Of  
£250,000



**enfields**

Hollingthorpe Grove  
Hall Green  
Wakefield  
WF4 3NR



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**\*\*EXTENDED FAMILY HOME TO THE REAR\*\*LOFT ROOM\*\*GARAGE\*\*GREAT LOCATION\*\***

#### Lead In

Situated within a highly sought-after development, this beautifully presented three-bedroom semi-detached home offers an exceptional opportunity for buyers seeking a spacious and stylish family property in a desirable location. Homes within this area are always in strong demand and rarely remain on the market for long, making early viewing highly recommended. Originally generous in size, this attractive home has been extended twice by the current owners, creating a wonderful amount of additional living space that sets it apart from many similar properties. The first extension has created a fantastic larger kitchen area, ideal for modern family living, while the second has added a stunning orangery to the rear, offering a bright and versatile reception space with lovely views over the garden and beyond.

The property has been beautifully maintained and updated, with the current owners recently improving both the kitchen and bathrooms, resulting in a home that is truly move-in ready and presented in turn-key condition throughout. In addition, the boiler was newly installed in January 2026, providing peace of mind for prospective buyers. The home also benefits from an alarm system and security cameras, offering enhanced safety and security. Every room has been thoughtfully cared for, allowing the next owner to simply unpack and enjoy.

To the outside, the home benefits from a front garden, enclosed rear garden, private driveway and garage, providing both practicality and attractive outdoor space for a range of buyers. One of the standout features of this home is the beautiful open outlook to the rear, which adds a real sense of privacy and enjoyment to the property. A further useful addition is the converted attic space, accessed via a pull-down ladder and complete with a Velux window, creating a versatile room that could be used for storage, hobbies, a home office or occasional additional space.

Perfectly placed for family life and commuting alike, the property is conveniently located close to well-regarded schools, local amenities, transport links and commuter routes, making it ideal for a wide range of purchasers. This superb home truly offers everything its next owners could need to create a wonderful home in a desirable and established location. Viewings are essential to fully appreciate the space, finish, views and overall quality this impressive home has to offer.

#### Hallway

4'4" x 3'2"

Access to the living room and stairs leading to the first floor. Carpeted throughout. Central heated radiator.

#### Living Room

11'8" x 15'5"

Access to the dining room. Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

#### Dining Room

14'6" x 11'3"

Access to the kitchen and walk in pantry. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear and side elevation.

#### Kitchen

7'4" x 11'

Range of high and low level kitchen units in shaker style with integrated appliances including microwave, oven, dishwasher, washing machine, fridge freezer and electric hob with extractor hood over. Stainless steel sink with drainer and chrome tap. Tiled flooring. UPVC double glazed window to the side elevation.

#### Orangery

9'7" x 8'9"

UPVC double glazed French door giving access to the rear. Tiled flooring. Wall fixed electric heater.

#### Landing

9'5" x 4'4"

Access to all three bedrooms, the house bathroom and the ladders leading to the loft. Carpeted throughout.

#### Bedroom One

9'11" x 8'5"

Built in wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

#### Bedroom Two

7'9" x 11'5"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

#### Bedroom Three

6'6" x 11'3"

Fitted wardrobes and drawers. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

#### Shower Room

5'6" x 6'7"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Full height wall tiling. Tiled flooring. Central heated towel rail. UPVC double glazed frosted window to the rear.

#### Loft

14'9" x 7'10"

Fully boarded throughout. Potential to be an at home office subject to the relevant planning permissions.

#### Garage

8'4" x 19'9"

#### Exterior

This attractive semi-detached home is approached via a generous driveway providing ample off-road parking and leading to a detached garage. The property boasts a well-maintained front garden, mainly laid to lawn and bordered by mature shrubs and planting, creating a welcoming first impression. The frontage offers a pleasant outlook and a sense of privacy, set back from the road. To the rear, the property enjoys a beautifully maintained and private garden, predominantly laid to lawn and bordered by established plants, trees, and fencing. A paved patio area sits adjacent to the house, ideal for outdoor dining and entertaining, while a charming conservatory provides a seamless connection between indoor and outdoor living. The garden extends to a generous size, offering plenty of space for families, gardening, or those simply seeking a relaxing outdoor retreat.

These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.



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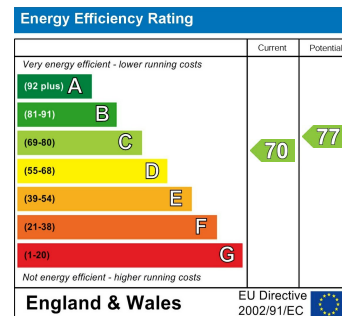
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