





22 Old Mount Farm, Woolley - WF4 2LD

£595,000 Freehold

Holroyd Miller have pleasure in offering for sale this surprisingly spacious and well proportioned stone built mid-terrace home, occupying a generous garden plot with open aspect to the rear and located within this ever sought after of Woolley, south of Wakefield city and within easy or Junction 38/39 of the M1. Only an internal inspection can fully reveal the well planned accommodation The property is set well from the road with double width driveway providing ample off-street parking leading to integral double garage with storage above. Pathway to the side gives access to generous landscaped gardens with stone paved patio, mature trees and shrubs retaining a high degree of privacy. A truly enviable home in a sought after location. Offered with No Chain.

Entrance Reception Hallway
With entrance door with double glazed Velux roof light, feature open staircase with balustrade, double and single panel radiators. Access to the garage.

Cloak Room
Having wash hand basin set in vanity unit, low flush w.c., double glazed Velux roof lights, single panel radiator.

Living Room
Having double glazed windows to the front, double glazed French doors leads onto the rear garden and views beyond, feature recess fire surround with brick hearth, open grate and Tudor mantle, central heating radiator.

Formal Dining Room
Again having double glazed Mullion feature bay window with views over looking rear garden. Double doors leading open from the hallway an excellent entertaining space, central heating radiator.

Breakfast Kitchen
Fitted with a matching range of dark oak fronted wall and base units, contrasting Corian worktops extending to breakfast bar with undermounted stainless steel sink unit with mixer tap unit, built-in oven, microwave, gas hob with extractor hood over, integrated dishwasher, fridge and freezer. Adjacent utility room.

Conservatory
Being double glazed with tiled floor gives access to double glazed French doors leading onto the rear garden.

Utility Room
With a matching range of dark oak fronted wall and base units, contrasting tiled worktops, with stainless steel sink unit, single drainer with mixer tap unit, plumbing for automatic washing machine and space for dryer, tiling between the worktops and wall units.

Stairs Lead to First Floor Landing
With double glazed window, built-in storage containing central heating boiler, two double glazed windows, single panel radiator.

Master Bedroom Suite
With double glazed window and central heating radiator making the most of the views overlooking the garden with adjacent dressing area with built-in wardrobes, double glazed window and central heating radiator. Steps leads up to Mezzanine area.

Mezzanine
Fitted with wardrobes, double glazed window and access to en-suite shower room

En-Suite Shower Room
Furnished with modern white suite comprising: pedestal wash basin, low flush w.c. set in back to wall furniture, shower cubicle, tiling, double glazed window, chrome heated towel rail.

Bedroom To Rear
With double glazed Mullion window with feature bay window, central heating radiator. Open views.

Bedroom to Rear
Having double glazed Mullion windows again making most of the views. A good sized double bedroom with single panel radiator.

House Bathroom
Furnished with coloured suite with ample storage comprising wash hand basin set in vanity unit with vanity mirror, low flush w.c bidet, panelled bath, separate shower cubicle, tiling to the walls, double glazed window, central heating radiator.

Garden
The property is set well back from the road with attractive block paved driveway providing ample off street parking and being gated leading to double garage with individual garage doors being automated with power and light laid on with access to overhead mezzanine storage area. Access to the rear garden with stone paved patio area with steps leading down to further paved area with useful garden shed. Extensive and generous lawn garden with mature beech hedging, mature trees and shrubs retaining a high degree of privacy.

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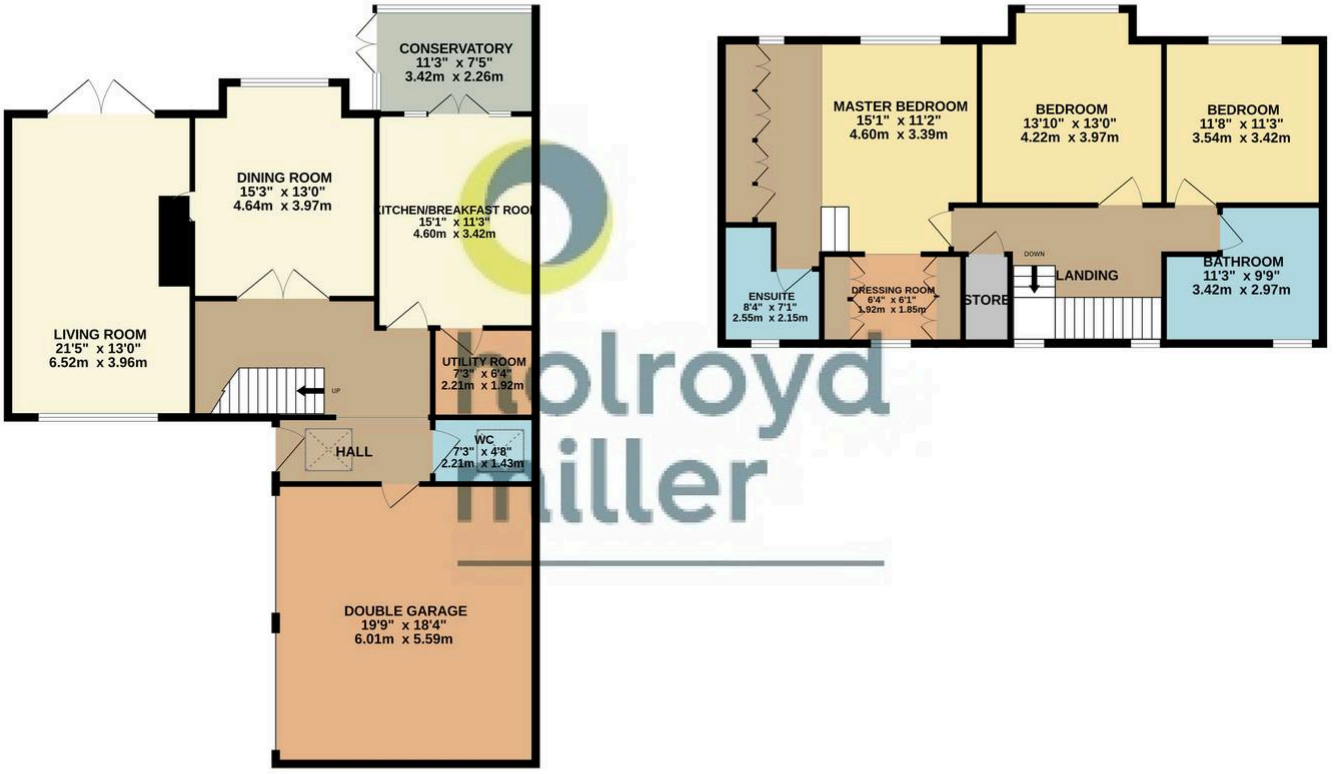






GROUND FLOOR
1332 sq.ft. (123.8 sq.m.) approx.

1ST FLOOR
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 2258 sq.ft. (209.8 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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