





45 Kingsley Avenue, Milnthorpe - WF2 7EA

£350,000 Freehold

Holroyd Miller have pleasure in offering for sale this superbly presented semi-detached house, occupying a generous corner plot in this sought after location of Sandal, south of Wakefield city centre. Occupying a pleasant cul-de-sac position with open aspect to the rear. Within walking distance of popular restaurants, pubs, local train station and amenities. Only an internal inspection can fully reveal all that is on offer. Briefly comprising: entrance hallway with open staircase with understairs storage, living room with feature bay window, oak flooring opening to dining area with bi-folding doors and opening to stunning kitchen with a comprehensive range of built-in appliances, Quartz worktops and breakfast bar, adjacent cloakroom/w.c., To the first floor, three good sized bedrooms, stunning house bathroom with two wash hand basins in wash stand, free-standing bath and walking shower. Outside, driveway provides ample off-street parking and leads to detached garage, generous gardens to three sides being lawned and offering tremendous potential subject to any necessary planning consent. Viewing essential.

Entrance Hall
With composite double glazed entrance door and window. Feature open staircase with understairs storage, concealed storage under the stairs.

Living Room
With oak flooring, double glazed bay window, double panel radiator opens to ..

Dining Area
With b-folding doors leading onto the rear garden, oak flooring.

cloakroom
With wash hand basin set in vanity unit, low flush w.c.,

Kitchen Area
Superbly appointed with a range of cream wall and base units, contrasting Quartz worktops extending to breakfast bar with undermounting sink with mixer tap unit, a comprehensive range of built-in appliances including double oven, microwave, extractor over, dishwasher, plumbing for washing machine, tiled floor with underfloor heating, double glazed window over looks the rear garden.

Stairs lead to First Floor Landing

Bedroom to the Rear
With double glazed window with open views overlooking the rear garden, single panel radiator.

Bedroom to the Front
Having feature double glazed window, fitted wardrobes, central heating radiator.

Bedroom to Front
A good sized third bedroom with double glazed window, central heating radiator.

Outside
The property occupies a generous corner plot with gardens to the front and double width driveway providing off street parking leading to detached single car garage. To the rear, generous corner plot with generous gardens to the rear and side with Indian Stone patio area retaining a high degree of privacy.

Disclaimer
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.

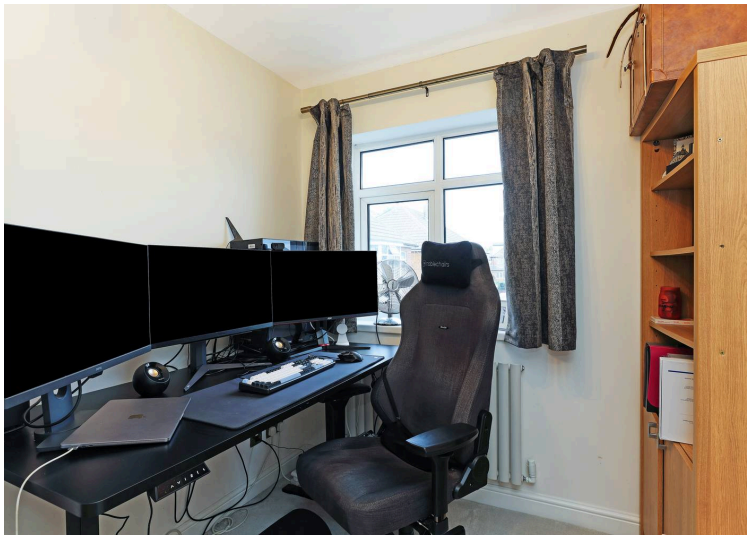






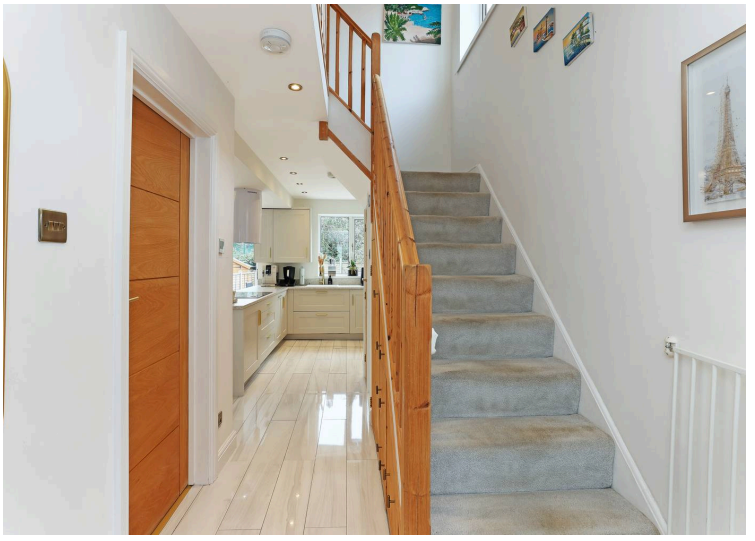








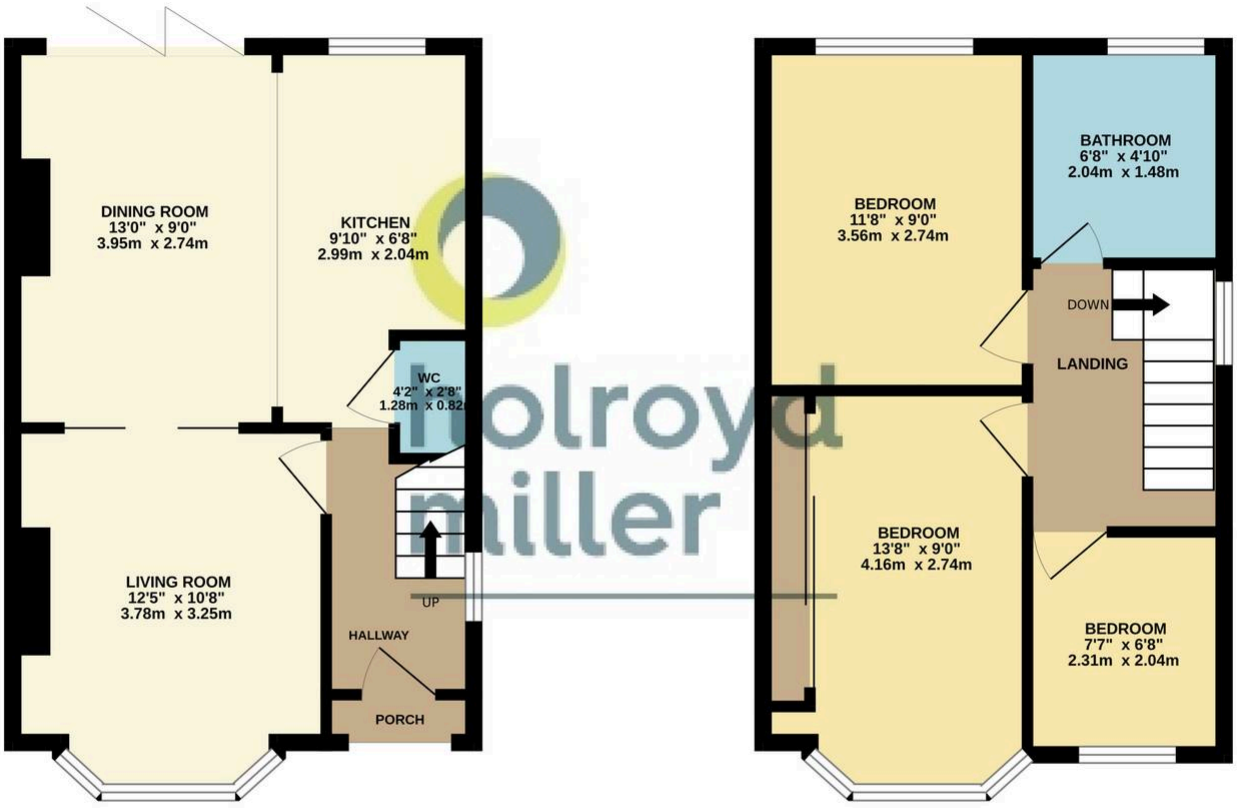






GROUND FLOOR

1ST FLOOR



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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