



14a St. Johns Avenue, Wakefield - WF1 2RE

£395,000 Freehold

A substantially extended individually designed detached family home, two reception rooms, four/five bedrooms, three bathrooms, garage, driveway and gardens, quirky and unique.

Entrance Reception Hallway

With oak flooring, two double glazed feature windows, two central heating radiators, understairs storage, opening to feature stone fireplace with open grate, opening to formal dining room, staircase to first floor.

Living Room

18' 10" x 12' 6" (5.74m x 3.80m)

With dual aspect double glazed bay windows together with double glazed window to the front makes this a light and airy room with feature fire surround and hearth with open grate.

Formal Dining Room

19' 6" x 7' 10" (5.95m x 2.39m)

With double glazed window and bay window with feature window seat, oak flooring.

Breakfast Kitchen

10' 8" x 11' 8" (3.25m x 3.56m)

Fitted with a matching range of high gloss fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, feature gas Aga oven, built in oven and microwave, integrated dishwasher, tiling between the worktops and wall units, double glazed window, rear entrance door, downlighting to the ceiling, opening to...

Utility Area

7' 3" x 8' 8" (2.20m x 2.63m)

Further stainless steel sink unit, plumbing for automatic washing machine, a range of cream high gloss fronted wall and base units.

Stairs lead to First Floor Landing

With double glazed window, airing cupboard.

Bedroom to Front

10' 0" x 7' 1" (3.04m x 2.17m)

With double glazed window, double panel radiator.

Home Office/Bedroom Five

7' 2" x 10' 0" (2.19m x 3.05m)

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

Bedroom to Rear

7' 11" x 7' 5" (2.42m x 2.25m)

Having fitted wardrobes, overhead cupboards, double glazed window, double panel radiator, open views.

House Bathroom

Furnished with modern white contemporary style suite with feature wash hand basin set in vanity unit, low flush w/c, panelled bath, corner shower, tiling, two double glazed windows, electric shaver point, feature radiator.

Master Bedroom to Front

11' 11" x 12' 6" (3.63m x 3.80m)

Having dual aspect double glazed windows makes this a light and airy room with fitted wardrobes.

Ensuite

With wash hand basin set in vanity unit, low flush w/c, bidet, tiling, double glazed window, double panel radiator.

Stairs Leading to Second Floor Landing

With feature oak balustrade, built in storage cupboards, together with access to eaves storage.

Combined Shower Room

Furnished with modern white suite with wash hand basin, low flush w/c, bidet, shower cubicle, chrome heated towel rail, double glazed window making the most of the views.

Bedroom

12' 11" x 13' 1" (3.94m x 4.00m)

With double glazed window and Velux, built in storage cupboard, downlighting to the ceiling, built in wardrobes, superb views.

Outside

The property occupies a private position with lawn gardens to the front, side and rear with mature trees and shrubs, driveway provides ample off street parking and leads to large detached garage.

Disclaimer

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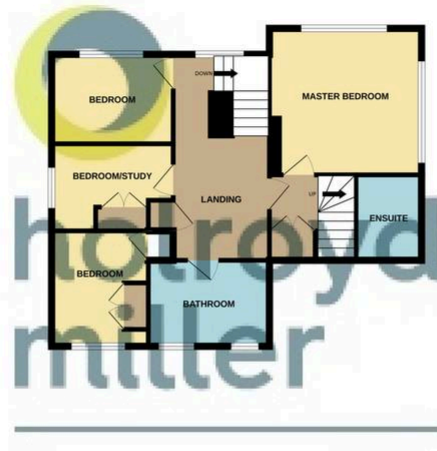




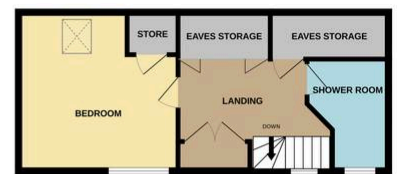
GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



2ND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 1896 sq.ft. (176.2 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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