





20 Oakleigh Avenue, Wakefield - WF2 9DF

£309,950 Freehold

Holroyd Miller have pleasure in offering for sale this superbly presented mature semi detached house occupying a popular position on this tree lined avenue, having substantial extension to the side which provides a unique opportunity for those looking to work from home or self contained annex. Only an internal inspection can fully reveal the stunning interior, briefly comprising entrance reception hallway with feature open staircase, storage and tiled floor, living room with feature bay window, formal dining room opening to superbly appointed breakfast kitchen with built in appliances, side entrance hall with built in storage, combined wet room and adjacent utility room give access to home office or Annex with French doors leading onto the rear garden. To the first floor, three good sized bedrooms, stunning combined shower room with LED lighting. Outside, block paved driveway provides ample off street parking. To the rear, decking area gives access to generous lawn garden with patio area, all being enclosed. Located on the edge of the city centre within easy reach of local amenities and schools, access to the motorway network. Viewing Essential.

Entrance Reception Hallway
With double glazed entrance door, tiled floor, feature open staircase, built in storage cupboard with double glazed window, central heating radiator.

Living Room
Situated to the front of the property with double glazed walk in bay window, tiled floor, central heating radiator.

Dining Room
With double glazed window overlooking the rear garden, central heating radiator and opening to...

Breakfast Kitchen
Superbly appointed with a range of light oak effect fronted wall and base units, contrasting worktop areas, tiled floor, a light and airy room with double glazed windows to both front and rear, feature breakfast bar, under mounted stainless steel sink unit with mixer tap unit, single drainer, built in oven and hob, integrated dishwasher, understairs storage, central heating boiler, central heating radiator.

Side Entrance Hallway
With tiled floor, built in storage, central heating radiator, double glazed entrance door.

Combined Shower Room
Being fully tiled with walk-in shower, wash hand basin, low flush w/c, chrome heated towel rail.

Utility Room
Opening from side entrance hallway with tiled floor, fitted worktops, plumbing for automatic washing machine and space for dryer, double glazed window overlooking the rear garden, full height double glazed windows to the side and entrance door leading onto the rear garden giving access to...

Home Office/Annex
Having double glazed window and entrance door to the front, French doors leading onto the rear garden, with tiled floor, power and light laid on, two central heating radiators, ideal for those wishing to work from home.

Stairs lead to First Floor Landing
Having tiled floor and stairs, double glazed window, access to Loft via loft ladder, double glazed window.

Combined Shower Room
Being fully tiled with LED lighting, feature wash hand bowl set in vanity unit, low flush w/c, walk-in shower with Raindance shower head, double glazed window, heated towel rail.

Bedroom to Rear
With feature period style fire surround, double glazed window, central heating radiator.

Bedroom to Front
Having tiled floor, two wall light points, downlighting to the ceiling, double glazed window, central heating radiator.

Bedroom to Front
A good sized third bedroom with fitted wardrobes over the staircase, dual aspect double glazed windows, central heating radiator.

Outside
Block paved driveway to the front providing ample off street parking together with low maintenance pebbled area with pathway to front door, mature hedging retaining a high degree of privacy. To the rear, generous decking area gives access to lawn garden with extensive patio and mature trees and shrubs 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
930 sq.ft. (86.4 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1372 sq.ft. (127.5 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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