



104 Woolgreaves Drive, Wakefield - WF2 6DT

£275,000 Freehold

A well presented mature semi detached house occupying this popular and convenient position south of Wakefield city centre, close to local pubs and eateries and Newmillerdam country park, conveniently located close to J39/M1 or local train station in Sandal. A well maintained three bedroom semi detached house with two reception rooms, driveway and garage. Offered with No Chain, Viewing Essential.

Entrance Reception Hallway

With double glazed entrance door, oak flooring, built in storage, central heating radiator.

Living Room

With feature double glazed bay window, wall mounted electric fire, coving to the ceiling, two wall light points, central heating radiator, opening to dining room.

Dining Room

With double glazed French doors leading onto the first patio and rear garden, two central heating radiators.

Kitchen

Fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas, built in Bosch oven, hob with extractor hood over, built-in fridge freezer, integrated dishwasher, stainless steel sink unit, single drainer, Vaillant condensing central heating boiler, tiling between the worktops and wall units, double glazed window and rear entrance door.

Stairs lead to First Floor Landing

With access to loft via pull down loft ladder, double glazed window.

House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath with electric shower over, full tiling to the walls, chrome heated towel rail, double glazed window.

Bedroom to Rear

With double glazed window overlooking the rear garden, central heating radiator.

Bedroom/Study

With feature double glazed bay window overlooking the front garden, central heating radiator, fitted cupboard over stairs bulkhead.

Master Bedroom to Front

Situated to the front with double glazed window, central heating radiator.

Outside

Low maintenance garden to the front with a variety of shrubs. Attractive block paved driveway to the side provides ample off street parking and leads to concrete sectional single car garage. Rear paved patio with lawned garden, gravelled path and seating area. All being enclosed.

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.

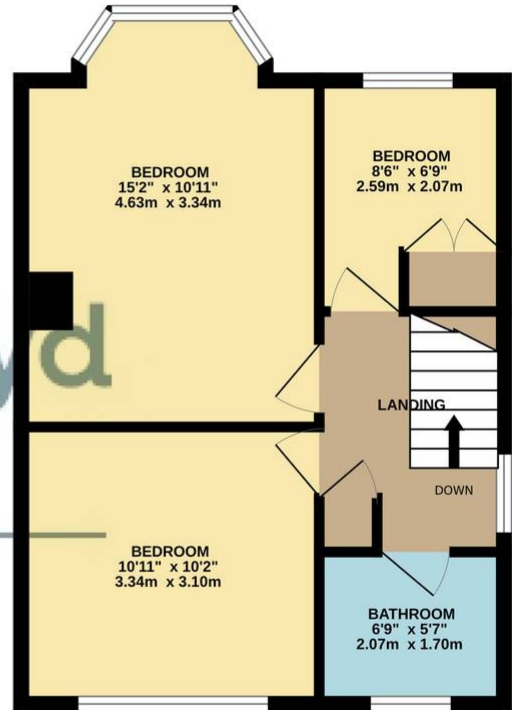




GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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