

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

## 2 Thorntree Avenue, Wakefield



- Superbly Presented 3 Bed Semi Detached
  - Double Garage
  - Large Driveway
- Separate Office Space and Garden Room
  - Fully Refurbished
  - Newly Fitted Kitchen and Bathroom
    - New Boiler
    - Down Stairs WC

This superbly presented 3 bed house is located on the edge of the village of Crofton & just 4 miles from Wakefield town. The property has plenty of space and features to offer any growing family wanting a great home with superb amenities on your doorstep. Located just off Shay Lane, near to open countryside. The house offers plenty of comfort, style, and practicality. Offered to the market at £254,985 this property has been meticulously maintained and thoughtfully updated over the years to provide a superb contemporary way of living in a great location. Entering into the property from the main gate you are greeted by a generous driveway & the lovely front gardens which have lots of manicured hedging and bushes giving a good degree of privacy and space. Entering the front side door into the snug you'll find space for boots & coats and also has a very useful downstairs WC in the corner. The snug is currently used as a second lounge but could easily be converted to a utility room etc. The snug leads through into a beautiful newly fitted kitchen complete with modern contemporary units & new appliances, flooring, lighting etc. Off from the kitchen through into the living room/ diner boasting a lovely fireplace with real log burner as a central point to the room which is tastefully decorated and looks out onto the rear garden. Off from the living room is the hallway and stairs leading up to a fantastic new bathroom suite, which is fully tiled and has complimentary units with shower over the bath. The 3 bedrooms are all a good size and freshly decorated with new carpets fitted throughout the property. Also on the landing area is a boiler cupboard with new boiler fitted just last year. Outside the property really comes into its own, benefitting from front, side and rear gardens which give this property a great plot size and unique aspect. Benefitting from a large driveway for several vehicles, a larger than average double garage with plenty of space and work bench to the rear. The side of the garage is a useful garden room which could also be used as a music room/office space for anyone wishing to work from home. To summarise this is a fantastic, flexible family home, great location and access to local amenities. Ready to move straight in with nothing to do.

£ 254,985

# 2 Thorntree Avenue, Wakefield WF4 1NR

## Living Room

20' x 12'2" (6.10m x 3.71m)



## Bedroom 1

12'9" x 10'10" (3.89m x 3.3m)



## Kitchen

13'6" x 10'6" (4.11m x 3.20m)



## Bedroom 2

12'9" x 10'6" (3.89m x 3.20m)



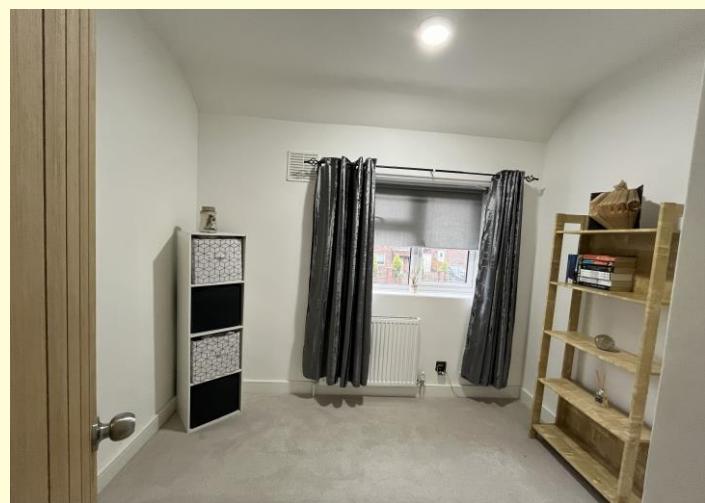
## Snug

14'6" x 8'2" (4.42m x 2.49m)



## Bedroom 3

9'3" x 7'6" (2.82m x 2.29m)



**Bathroom**

7'6" x 6' (2.29m x 1.83m)

**Office**

12' x 10'10" (3.66m x 3.30m)

**Double Garage**

24' x 21' (7.32 mx 6.40m)



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We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.