





148 High Street, Crigglestone - WF4 3EF

£179,950 Freehold

Holroyd Miller have pleasure in offering for sale this recently refurbished terrace house offering extremely spacious accommodation throughout with a top class finish with LVT flooring to the ground floor, brushed brass switches and sockets and door handles with light oak internal doors, gas central heating, PVCU double glazing, good sized rear lawn garden. Must be viewed internally, situated in this popular village location within easy reach of J39/M1, local amenities. Offered with No Chain. Briefly comprising entrance to spacious living room, large kitchen/diner with a comprehensive range of built in appliances, cream shaker kitchen with oak effect worktops. To the first floor, two double bedrooms, combined shower room. To the rear good size lawn garden with pedestrian right of access over the neighboring properties. Former outside w/c/brick built store.

Entrance to Living Room
With luxury vinyl flooring in medium oak, light oak internal door being glazed, a light and airy room with double glazed entrance door, double panel radiator.

Kitchen/Diner
Superbly recently refitted with a range of cream shaker style fronted wall and base units, contrasting oak effect worktops, stainless steel sink unit, single drainer with mixer tap unit, a comprehensive range of built in appliances including fridge and freezer, dishwasher, oven and hob with extractor hood over, plumbing for automatic washing machine, central heating boiler, useful understairs storage cupboard, central heating radiator, luxury vinyl flooring in oak.

Stairs lead to First Floor Landing
With central heating radiator.

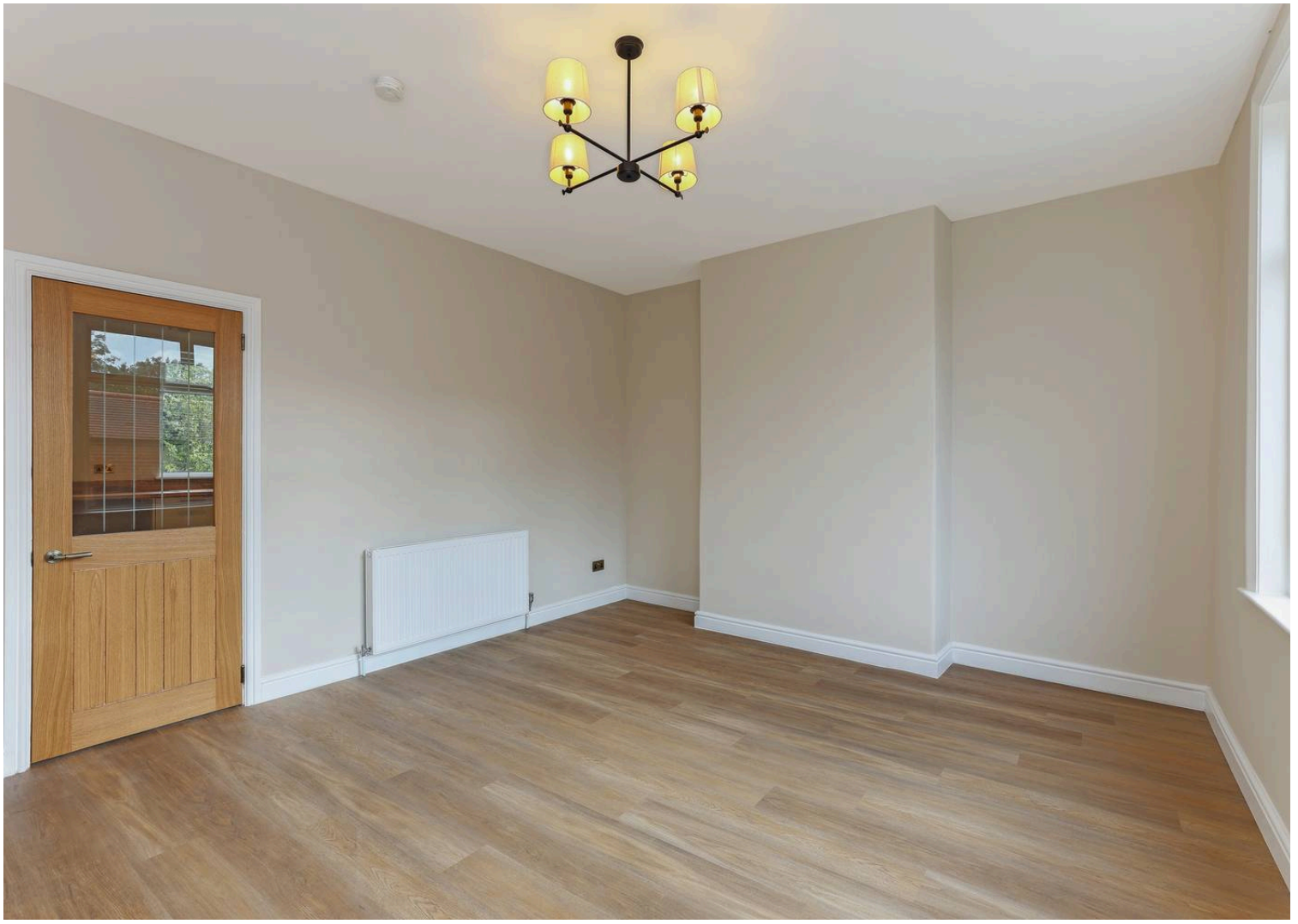
Bedroom to Front
Recently redecorated and carpeted with double glazed window, central heating radiator, a good sized double bedrooms.

Bedroom to Rear
An excellent master bedroom with built in storage cupboard over the staircase, double glazed window overlooking the rear garden, central heating radiator and open views.

Combined Shower Room
Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, walk-in shower, double glazed window, central heating radiator.

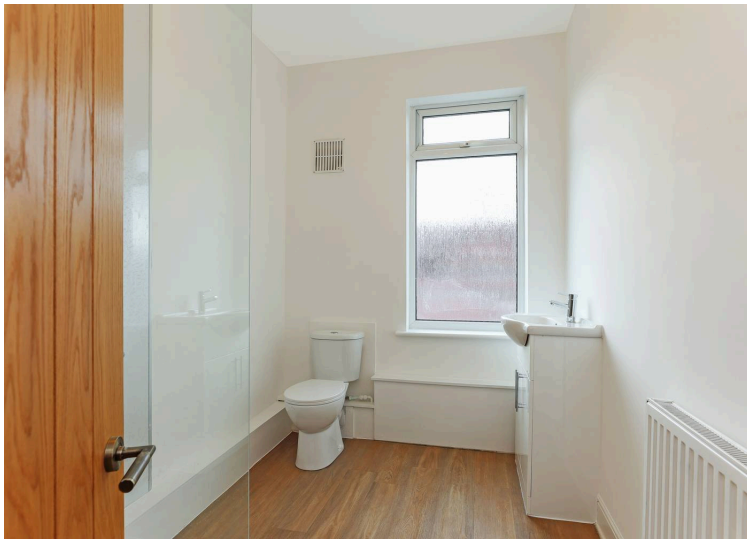
Outside
Buffer graveled garden area to the front, to the rear good size lawn garden with pedestrian right of access over the neighboring properties, former outside w/c/brick built store.

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.





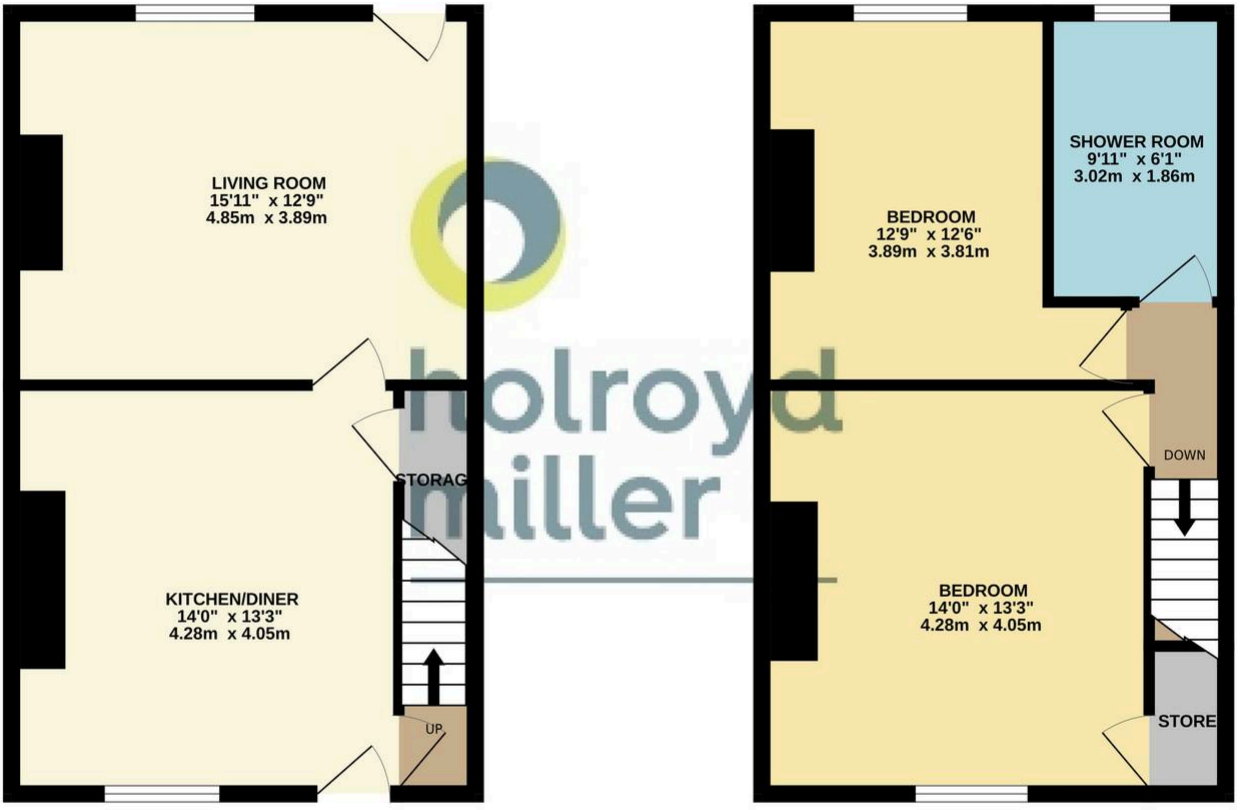






GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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