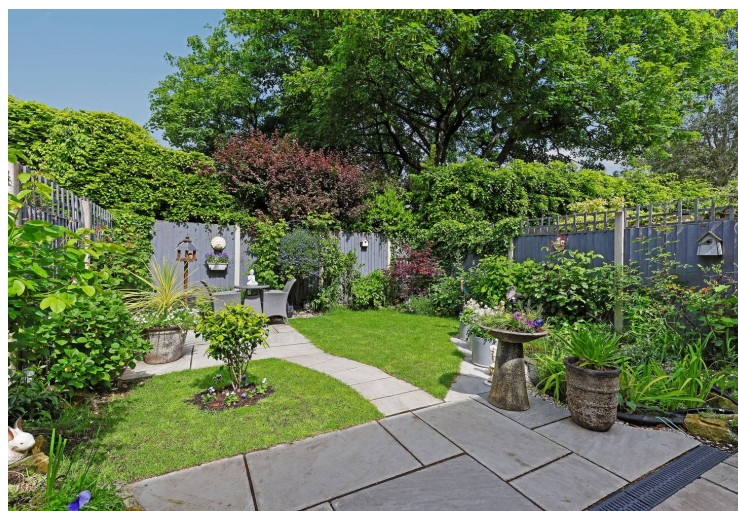
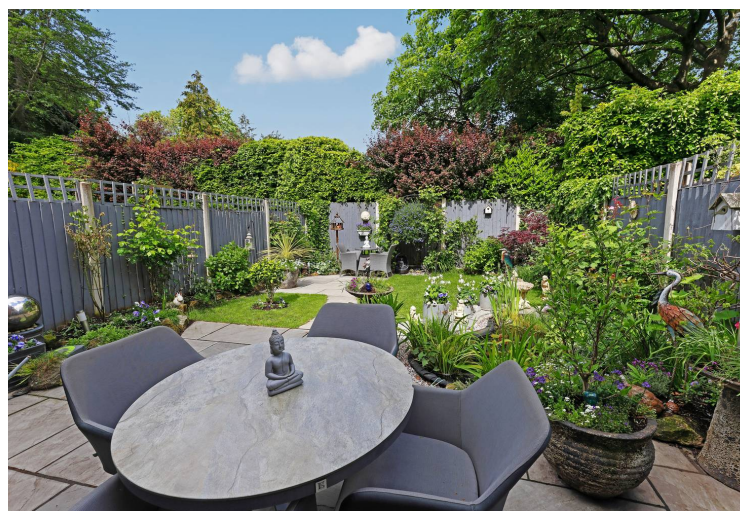




5 Chevet Mews, Wakefield - WF2 6AG

£385,000 Freehold

Holroyd Miller have pleasure in offering for sale this well presented modern semi-detached house offering spacious and well-proportioned accommodation over three levels within this select gated development. Located in this sought after position on Chevet Lane within walking distance of numerous pubs, restaurants, local train station, supermarkets and amenities within walking distance. Only an internal inspection can fully reveal the well planned accommodation which has both gas fired central heating, PVCU double glazing. Outside, printed concrete driveway provides ample off-street parking leading to enclosed garden being well stocked and retaining a high degree of privacy. A truly enviable home in a sought-after location. Must be Viewed!!

Outer Entrance Porch

Reception Hallway

With double glazed entrance door, laminate wood flooring, open staircase with understairs storage, access door to garage.

Cloakroom

Having pedestal wash basin, low flush w/c, single panel radiator.

Dining Room

Having double glazed French doors leading onto the rear garden, laminate wood flooring, central heating radiator. Opening to..

Breakfast Kitchen

Fitted with a matching range of high gloss fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, built in double oven, hob with extractor hood over, integrated dishwasher, microwave, plumbing for washer, downlighting to the ceiling, double glazed window, central heating radiator.

Stairs Lead to First Floor Landing

With central heating radiator.

Living Room

With two double glazed windows, feature fire surround and hearth with flame effect fitted gas fire, downlighting to the ceiling, two central heating radiators.

Bedroom

With double glazed window, central heating radiator.

Bedroom

With double glazed window, central heating radiator.

House Bathroom

Furnished with modern white suite with chrome fittings comprising wash hand basin set in vanity unit, low flush w/c, free standing bath being fully tiled, downlighting to the ceiling, chrome heated towel rail.

Stairs Leads to Second Floor Landing

Furnished with modern white suite with chrome fittings comprising wash hand basin set in vanity unit, low flush w/c, free standing bath being fully tiled, downlighting to the ceiling, chrome heated towel rail.

Master Bedroom

Having built in fitted wardrobes, two double glazed Velux roof lights, downlighting to the ceiling, air-conditioning unit.

En-Suite Shower Room

Furnished with modern white suite comprising wash hand basin set in vanity unit, low flush w/c, corner shower cubicle, tiling, useful storage cupboard containing central heating boiler, chrome heated towel rail, electric shaver point.

Outside

Open plan lawn garden to the front, cobble effect concrete driveway provides ample off street parking leading to integral garage (5.10m x 2.16m) with automated up and over door, power and light laid on, pathway to the side leads to well-tended enclosed lawn garden with paved patio area, flowering borders, shrubs, useful garden shed. Please note the property occupies a gated development with a Service Charge of approx. £250 Per Annum for maintenance of the communal gardens and automated gates.

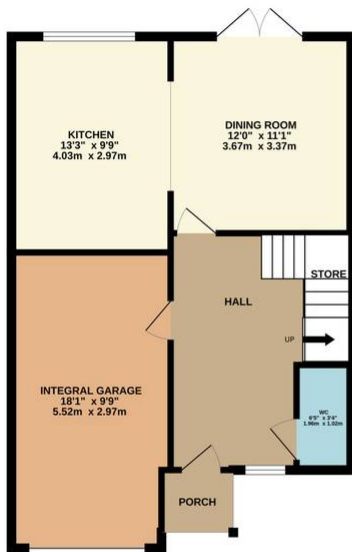
Disclaimer

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.

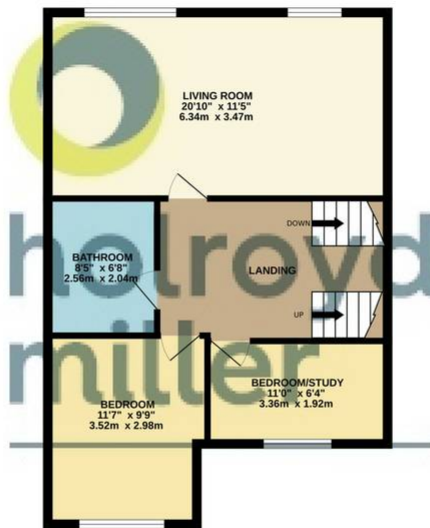




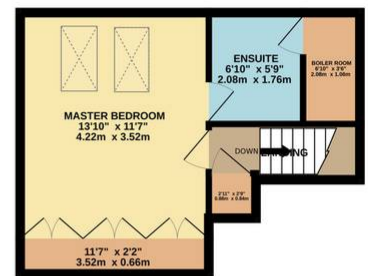
GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



2ND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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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