

FOR SALE



Hollin Lane, Crigglestone

2 Bedrooms, 1 Bathroom, Mid Terraced House

Asking Price Of £169,950





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- IMMACULATE TWO BEDROOM MID THROUGH TERRACE
- TWO STOREY REAR EXTENSION
- LOUNGE AND SEPARATE DINING AREA OPEN TO THE KITCHEN
- GAS CENTRAL HEATING AND PVCU

Martin & Co - Wakefield are delighted to offer to the open sales market this delightful and immaculately presented extended two double bedroom mid terrace property situated within a popular village location of Crigglestone within close proximity to local shops, schools and transport facilities including the M1/M62 motorway network and only a ten to fifteen minute drive into Wakefield city centre. Presented in a lovely condition throughout and benefitting from a two storey rear extension, four piece bathroom suite including free standing roll top bath and separate shower cubicle, separate dining area being open to the kitchen extension, tasteful lounge with feature fire surround, whilst the rear provides off street parking in front of a detached single garage and an enclosed low maintenance artificial lawned garden to the rear of the garage. A perfect home for the first time buyer, Investor or downsizer. Early viewing essential! NO ONWARD CHAIN. A MUST VIEW PROPERTY!!!

LOUNGE 12' 11" x 12' 6" (3.94m x 3.81m) PVCu double glazed front entrance door, PVCu double glazed window, feature fire surround, central heating radiator, wood style flooring, door leading through to kitchen/diner. Positioned to the front.

DINING AREA 9' 10" x 9' 6" (3m x 2.9m) PVCu double glazed window, central heating radiator, feature fire surround, two storage cupboards off, wood style flooring, being open to the kitchen area. Staircase leading up to the first floor landing, Positioned to the rear.

KITCHEN AREA 7' 11" x 7' 9" (2.41m x 2.36m) Having a range of modern fitted wall, base units and drawers with contrasting counter tops and inset single bowl, single drainer, stainless steel sink unit and mixer tap, four ring gas hob and built under oven with extractor over, provision for a tall style fridge freezer, plumbing





and space for a washing machine, Part complimentary tiling to the work surface, tiled floor, PVCu double glazed window, PVCu double glazed rear entrance door. Positioned to the rear.

FIRST FLOOR LANDING Leading to both bedrooms and bathroom/w.c. Open recessed storage area to over stairs. Central heating radiator.

BEDROOM ONE 12' 10" x 12' 6" (3.91m x 3.81m) PVCu double glazed window, central heating radiator, two double built in wardrobes with overhead storage cupboards to both chimney breast recess, positioned to the front.

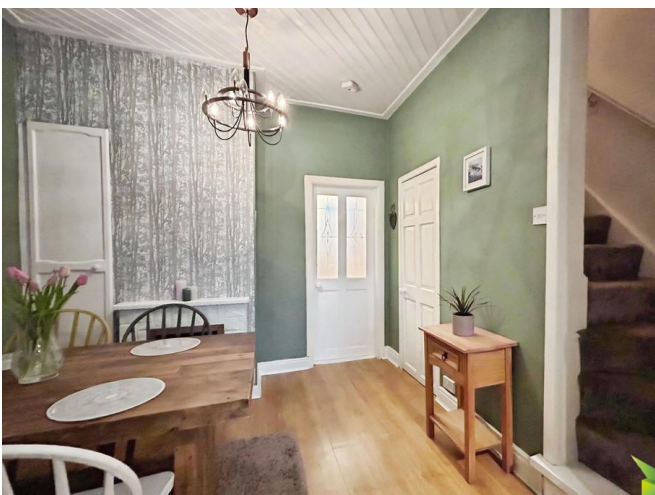
BEDROOM TWO 7' 11" x 7' 9" (2.41m x 2.36m) PVCu double glazed window, central heating radiator. Positioned to the rear.

FAMILY BATHROOM 9' 11" x 6' 1" (3.02m x 1.85m) A combined fur piece white suite comprising of free standing roll top bath with claw feet and central

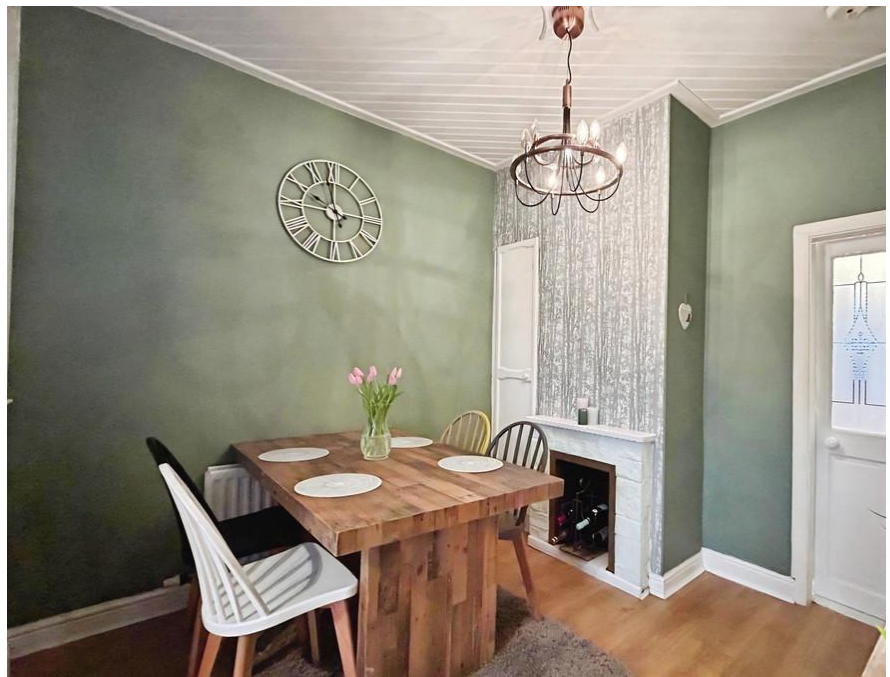
telephone style mixer shower from the taps, fully tiled corner shower cubicle with mains rain shower plus additional hand held attachment and twin sliding opening doors, pedestal wash basin, low flush wc, half tiled to the walls to compliment the suite, ornate tiled floor, chrome ladder style towel radiator, PVCu double glazed obscure window. Positioned to the rear.

OUTSIDE The front of the property abuts Hollin Lane where there is on street parking provision, whilst to the rear is off street parking provision in front of a single brick built garage (internal measurements 17' 8" x 8' 3") with pitched roof which has an up and over door, cold water tap and power installed. To the rear of the garage is an enclosed artificial grass garden with timber fencing to the boundaries and open outlook beyond with far reaching views.

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers

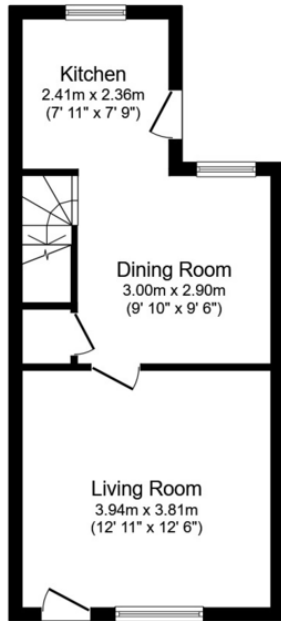


should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property. We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the checks are carried out by a sourcing company on our behalf called Coadjute once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. A link will be sent directly to you from Coadjute. The cost of these checks is £45.00 (plus VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid directly to Coadjute by you in advance of us publishing your property (in the case of a vendor) or issuing a Memorandum of Sale (in the case of a buyer) and is non-refundable.

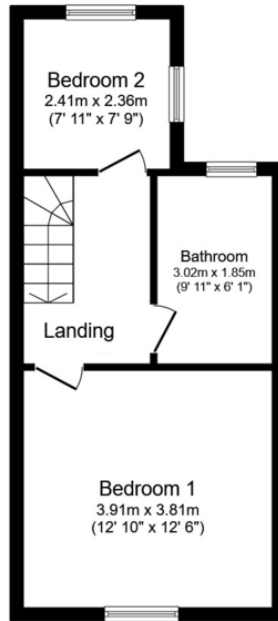


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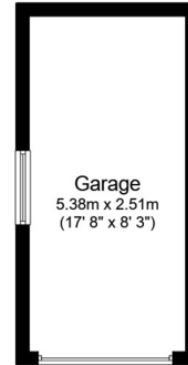




Ground Floor
Floor area 33.7 sq.m. (362 sq.ft.)



First Floor
Floor area 33.7 sq.m. (362 sq.ft.)



Garage
Floor area 13.5 sq.m. (146 sq.ft.)

Total floor area: 80.9 sq.m. (870 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Martin & Co Wakefield

52 Northgate • Wakefield • WF1 3AN
T: 01924 201457 • E: wakefield@martinco.com

01924 201457

<http://www.martinco.com>



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