



36 Marriott Grove, Wakefield - WF2 6RX

£495,000 Freehold

Holroyd Miller have pleasure in offering for sale this spacious and well proportioned detached family home offering extensive accommodation over three levels in this popular and sought after location of Sandal south of Wakefield city centre. In need of updating but offering tremendous potential with four bedrooms, two bathrooms, two reception rooms, lower ground floor garage and workshop space. Offered with No Chain, viewing essential. Within easy reach of local amenities, schools, train station and access to the M1/M62 motorway network.

Entrance Porch

With double glazed entrance door and window, tiled floor.

Reception Hallway

With open staircase, central heating radiator.

Living Room

Having feature double glazed bow window, Adam style fire surround with marble inset and hearth, central heating radiator.

Dining Room

Situated to the front of the property with feature double glazed bow window, wall mounted gas fire, two wall light points, central heating radiator, opening to...

Kitchen

Fitted with a range of wall and base units, feature glass fronted display units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, plumbing for automatic washing machine, tiling between the worktops and wall units, double glazed window and rear entrance door.

Bedroom/Home Office

Situated to the rear with fitted wardrobes, double glazed window, double panel radiator.

Combined Shower Room

Comprising pedestal wash basin, low flush w/c, shower cubicle with Mira electric shower, tiling, double glazed window, double panel radiator.

Stairs lead to...**First Floor Landing**

With built in storage cupboard.

House Bathroom

Furnished with colored suite comprising pedestal wash basin, low flush w/c, paneled bath, tiling to the walls, storage cupboard, double glazed window, single panel radiator.

Bedroom to Rear

Having fitted wardrobes being mirrored, double glazed window, single panel radiator.

Bedroom to Front

With fitted wardrobes, double glazed window, single panel radiator.

Bedroom to Front

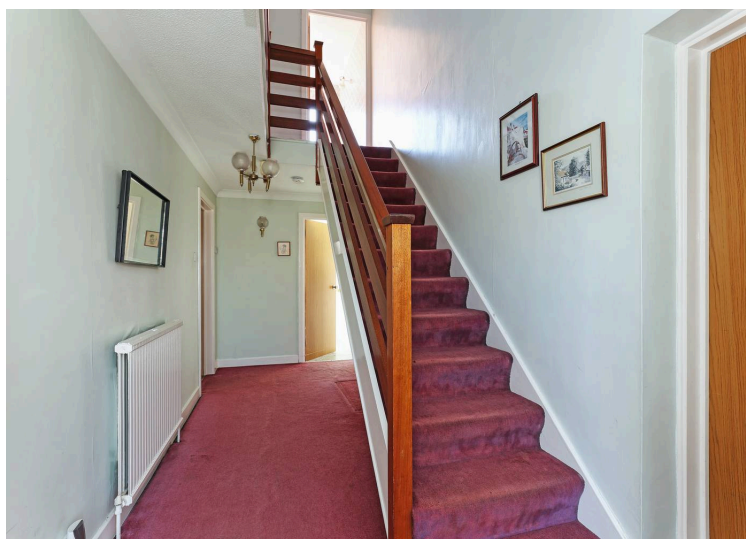
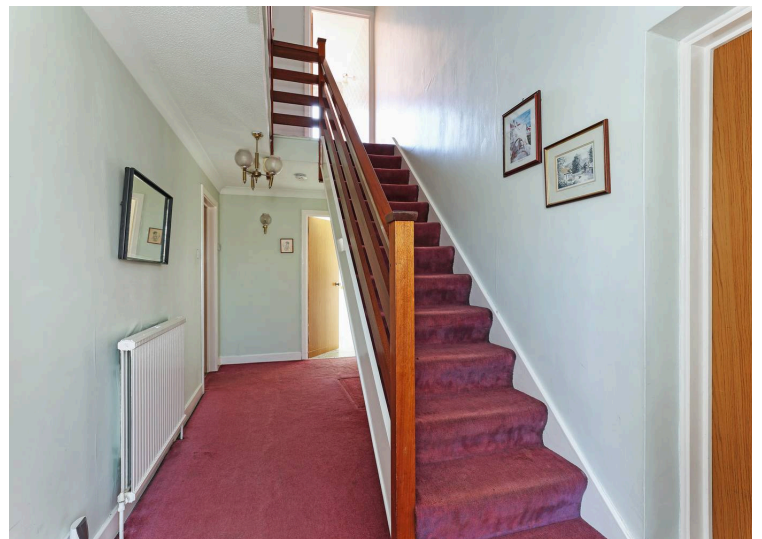
With fitted wardrobes, a good sized single bedroom with double glazed window, single panel radiator.

Outside

Lawned garden to the front with mature shrubs and bushes, double width driveway provides ample off street parking and leads to integral garage (3.9m x 7.11m) with power and light laid on, central heating boiler and cold water tap, up and over door, opening to entrance hall with separate pedestrian entrance. Adjacent storage and work rooms briefly comprising, (2.93m x 2.49m) with access to former dark room (2.49m x 1.34m), adjacent store room (4.35m x 2.54m), workshop area (4.35m x 3.27m). Pathway to the side leads to enclosed rear garden with paved patio and further lawn garden.

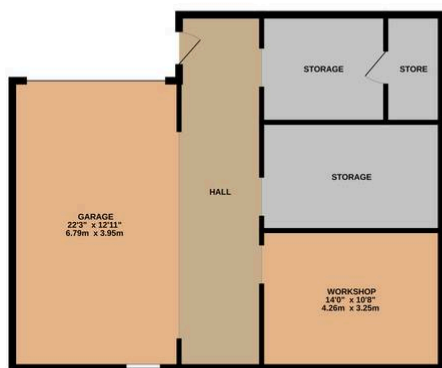
Disclaimer

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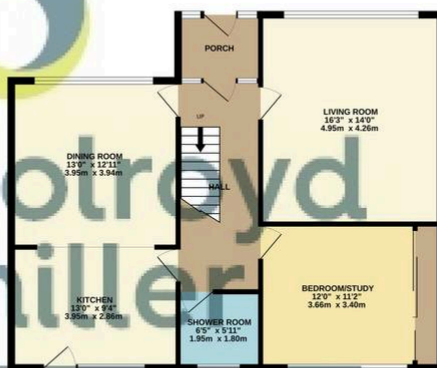




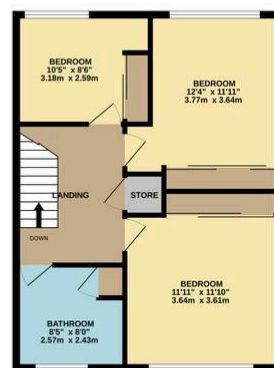
BASEMENT
848 sq.ft. (78.7 sq.m.) approx.



GROUND FLOOR
848 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 2254 sq.ft. (209.4 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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