





84 Thornleigh Avenue, Wakefield - WF2 7SF

£259,950 Freehold

Holroyd Miller have pleasure in offering for sale this well presented semi detached house occupying a popular and convenient position within easy reach of excellent local schools, Thornes Park and Wakefield city centre. The well planned interior has both gas fired central heating, double glazing, large rear garden, conservatory extension and comprising entrance reception hallway, living room with feature fireplace opening to dining room with French doors leading through to the conservatory, well appointed kitchen with a range of beech units, built in oven and hob with extractor hood over. To the first floor, three bedrooms, house bathroom furnished with modern white suite with shower over. Outside, the property is set well back from the road, driveway provides ample off street parking leading to single car garage, generous decking area leads from the conservatory with lawn garden. A popular and convenient position, viewing essential.

Entrance Hall
With double glazed entrance door, double panel radiator.

Living Room
With feature double glazed bow window, fire surround and hearth with electric fire, two wall light points, opening to...

Dining Room
With double glazed windows and French doors leading through to the conservatory, double panel radiator.

Conservatory
Having tiled floor being double glazed and overlooking the rear garden with French doors leading out onto the decking.

Kitchen
Fitted with a matching range of beech shaker style fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, built in gas hob with extractor hood over, tiling between the worktops and wall units, tiling, plumbing for automatic washing machine, double glazed window and rear entrance door.

Stairs lead to First Floor Landing
With double glazed window.

House Bathroom
Furnished with modern white suite comprising wash hand basin set in vanity unit, low flush w/c, paneled bath with electric shower over and shower screen, tiling, double glazed window, double panel radiator.

Bedroom to Rear
Having double glazed window with views overlooking the rear garden, single panel radiator.

Bedroom to Front
Having fitted wardrobes, overhead cupboards, double glazed window, single panel radiator.

Bedroom to Front
Having built in storage over the stairs bulkhead, double glazed window, single panel radiator.

Outside
The property is set well back from the road with lawn garden to the front, driveway to the side provides ample off street parking leading to single car garage. To the rear, decking area leads off from the conservatory with a generous level lawn garden, all being enclosed.

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.















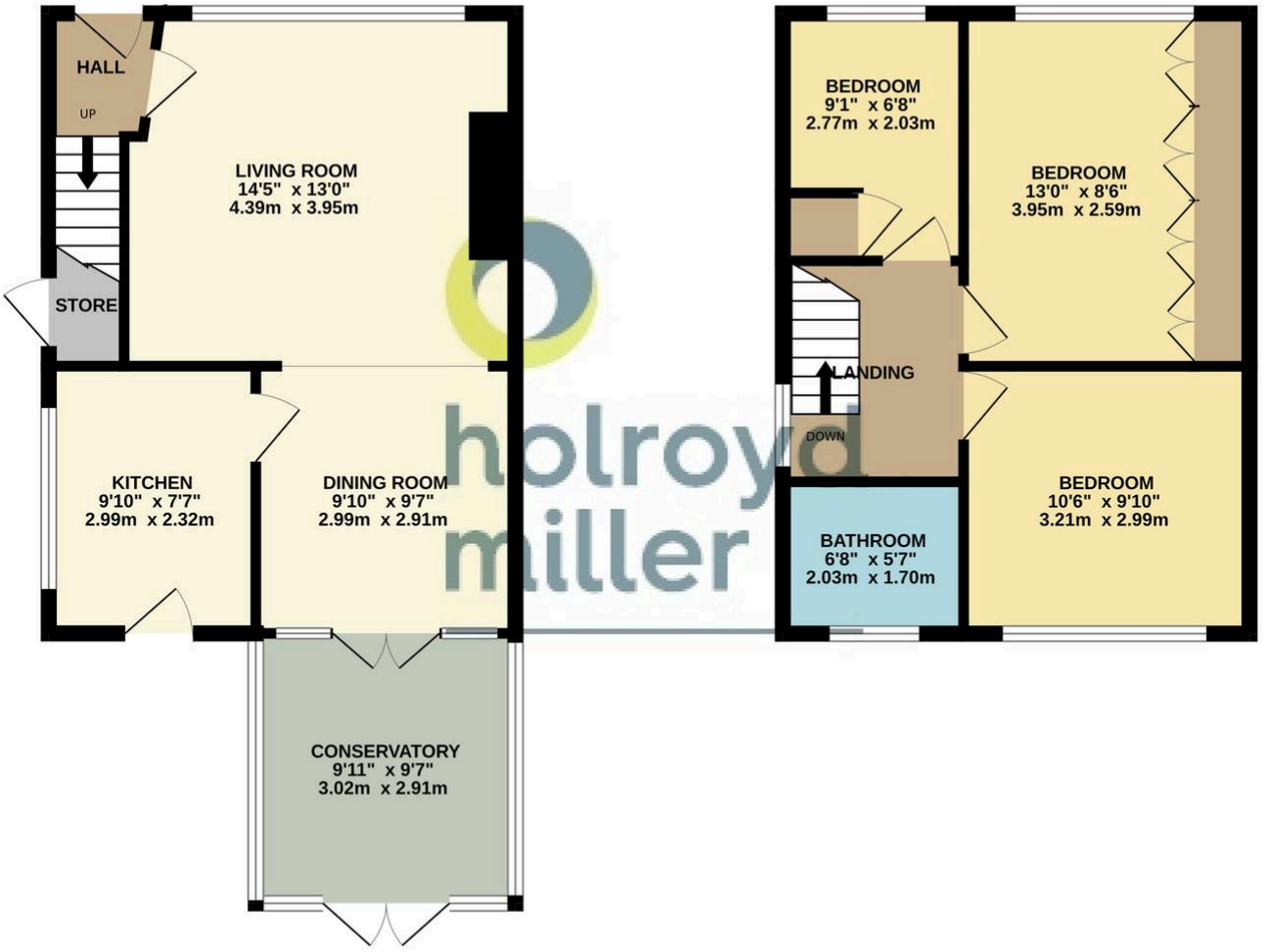






GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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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