



16 Miller Avenue, Wakefield - WF2 7DJ

£225,000 Freehold

Holroyd Miller have pleasure in offering for sale this mature extended semi detached house, occupying a head of cul de sac position with generous garden plot and in need of some updating works, yet offering tremendous potential. Conveniently located on the south side of Wakefield, easy access to local train station, schools, supermarkets and amenities, together with access to J39/M1 for those travelling throughout the region. The accommodation briefly comprises outer entrance porch leading to reception hallway with open staircase, spacious living room opening to formal dining room, extended breakfast kitchen. To the first floor, three good sized bedrooms, house bathroom and separate low flush w/c, driveway to the side leads to concrete sectional garage, generous gardens to the rear and side. A truly enviable home, ideal for the first time buyer, in a sought after location. No Chain.

Outer Entrance Porch

Being double glazed, leads to...

Reception Hallway

With open staircase, useful built in storage cupboard, double panel radiator.

Living Room

With feature double glazed window, fire surround with fitted gas fire, single panel radiator, sliding doors leading through to...

Formal Dining Room

With double glazed window overlooking the rear garden, single panel radiator.

Extended Kitchen

With a range of wall and base units, worktop areas, stainless steel sink unit, single drainer, gas point for cooker, double glazed window and rear entrance door, useful pantry cupboard.

Stairs lead to First Floor Landing

With double glazed window.

House Bathroom

Comprising pedestal wash basin, panelled bath with shower over, double glazed window, central heating radiator and boiler.

Separate WC

Being half tiled with double glazed window.

Bedroom to Rear

With double glazed window, single panel radiator.

Bedroom to Front

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

Bedroom to Front

A good sized third bedroom with built in wardrobes, double glazed window, single panel radiator.

Outside

Concrete sectional garage, generous mainly laid to lawn gardens to the side and rear, access to formal coal store, garden area to the front with mature shrubs, rose beds and hedging.

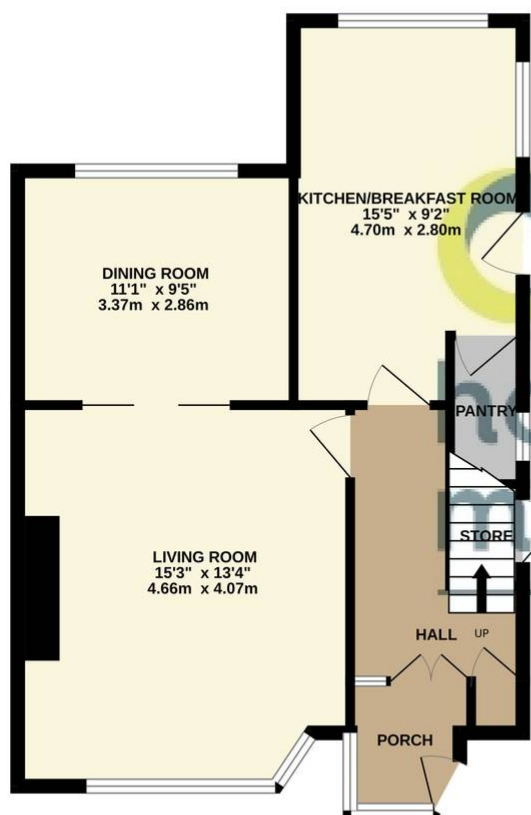
Disclaimer

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.

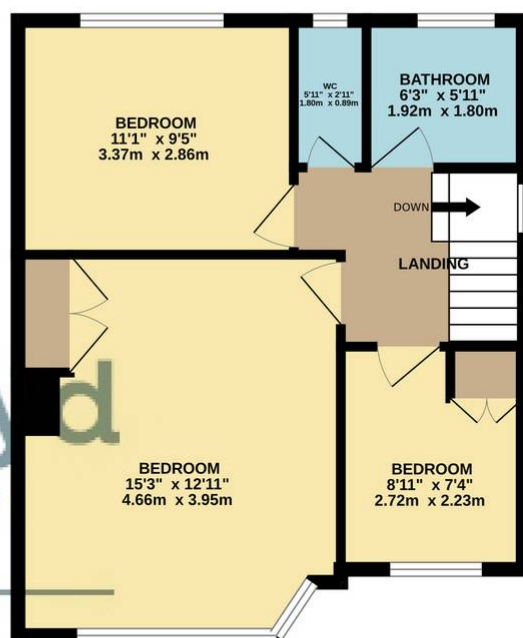




GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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