



40 Woolgreaves Drive, Wakefield - WF2 6DR

£289,950 Freehold

Holroyd Miller have pleasure in offering for sale this extended semi-detached true bungalow occupying a popular and convenient position within easy reach of the amenities of Sandal including restaurants, pubs, supermarkets, and local train station. The well planned interior has both gas fired central heating, double glazing and comprises: side entrance hallway, living room overlooking the rear garden, conservatory; again leading onto the rear the garden, good sized kitchen diner with a range of light oak units, integrated appliances, inner hallway leads through to house bathroom furnished with modern white suite with shower over bath, two good sized bedrooms with master bedroom having feature bay window and fitted wardrobes. Gardens to the front. Driveway to the side provides ample off street parking leading to a 20foot garage providing excellent storage. Low maintenance garden with paved patio being enclosed. A truly enviable home which must be viewed. Offered with No Chain.

Side Entrance Hallway

With double glazed entrance door and access to Loft.

Kitchen/Diner

Fitted with a matching range of light oak wall and base units, light oak effect wall and base units, worktop areas, stainless steel sink unit, single drainer, built-in double oven with hob and extractor hood over, integrated dishwasher, plumbing for automatic washing machine, Ideal combination central heating boiler, dual aspect double glazed window, double panel radiator.

Living Room

With double glazed French doors leading onto the conservatory, wall mounted electric fire, coving to the ceiling, double panel radiator.

Conservatory

Being double glazed with French doors leading onto the rear garden, central heating radiator.

House Bathroom

Furnished with modern white suite with wash hand basin, low flush wc, panelled bath with electric shower over, tiling, chrome heated towel rail, double glazed window.

Bedroom to Front

With double glazed window, single panel radiator.

Bedroom to Front

With fitted wardrobes and over head cupboards, double glazed bay window, single panel radiator.

Outside

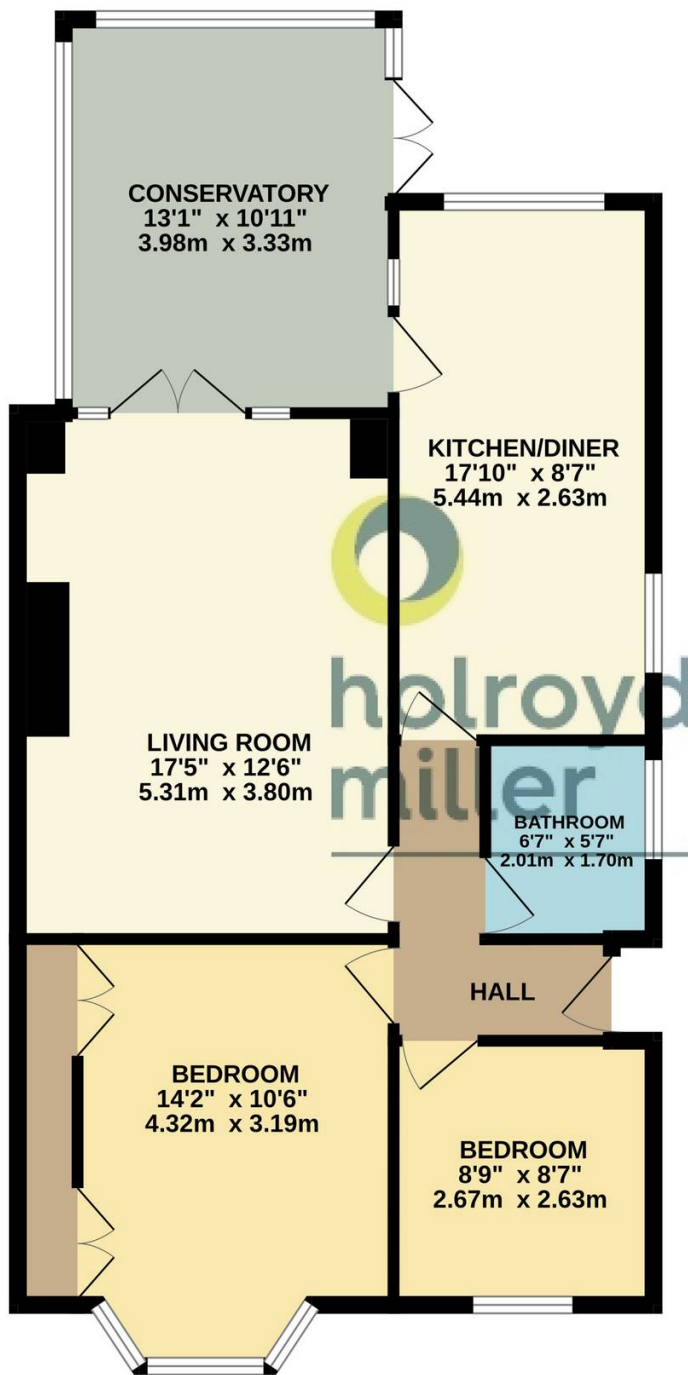
Garden area to the front. Driveway to the side being gated providing off-street parking and leading to 20 foot garage with up and over door. To the rear low maintenance paved patio garden area being enclosed.

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
822 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 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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