



7 Whitehall Crescent, Wakefield - WF1 2AF

£175,000 Freehold

Holroyd Miller have pleasure in offering for sale this mature semi detached house in need of updating, yet occupying a popular and convenient position on the edge of the city centre close to Wrenthorpe park and local amenities, having double glazing and comprising of entrance hallway with open staircase, living room, separate dining room overlooking the rear garden, small kitchen. To the first floor, three bedrooms, house bathroom. Outside, gardens to the front and generous rear garden, driveway to the side leads to single car garage, easy access to J41/M1 and M62 inter section for those travelling throughout the region. No Chain.

Entrance Reception Hallway

With double glazed entrance door and window, open staircase.

Living Room

Situated to the front with double glazed bay window, electric fire, built in storage.

Dining Room

Situated to the rear, with double glazed window overlooking the rear garden.

Kitchen

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

Stairs lead to First Floor Landing

With double glazed window.

House Bathroom

Furnished with white suite, comprising wash hand basin, low flush w/c, panelled bath with electric shower over, tiling, double glazed window.

Bedroom to Rear

With double glazed window overlooking the rear garden.

Bedroom to Front

With double glazed window.

Bedroom/Home Office

With built in storage over stairs bulk head, double glazed window.

Outside

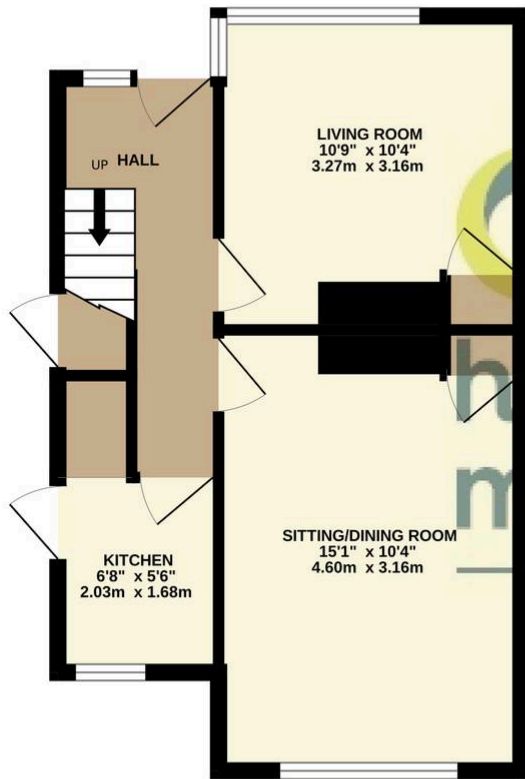
Garden area to the front being lawn, mature hedging, driveway to the side provides off street parking leading to single car garage (in need of repair), generous rear garden being lawn with mature trees and shrubs retaining a high degree of privacy.

Disclaimer

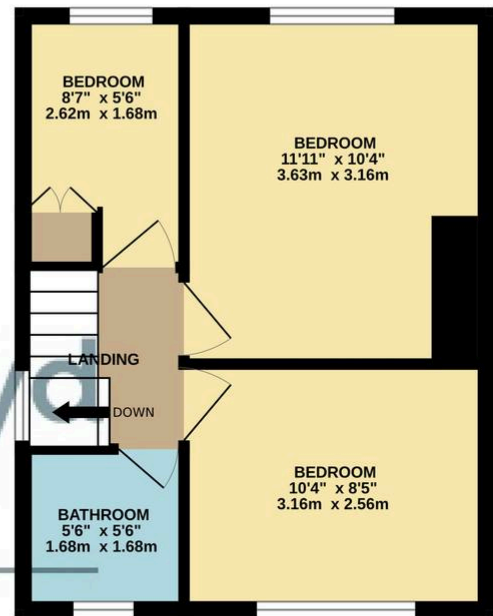
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification 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
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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