



# 22 Westfield Grove

For Sale £389,995

College Grove, Wakefield, WF1 3RS

**Priced to Sell!!!!** This superbly presented mature detached family home offering spacious and well-proportioned accommodation in this ever popular and convenient location within walking distance of the city centre, occupying a generous garden plot. An internal viewing is essential to appreciate all that is on offer. Briefly comprising entrance porch leading to reception hallway with oak flooring, formal dining room with feature circular bay window, feature fireplace, spacious living room with bay window overlooking the rear garden, stunning breakfast kitchen with a range of grey units and granite worktops, integrated appliances and pantry, adjacent conservatory with French doors leading onto the rear garden, cloakroom/wc. To the first floor, four good sized bedrooms, house bathroom with modern white suite with shower over bath, separate low flush w/c. Outside, generous gardens with gravel driveway providing ample off-street parking, further garden area to the side provides tremendous potential, mainly laid to lawn garden with extensive patio areas with large gazebo retaining a high degree of privacy with detached garage with further driveway off North Avenue, external access to useful keeping cellar. A truly enviable home within walking distance of local schools, Wakefield city centre and its excellent range of amenities, close to Wakefield Westgate train station and the motorway network for those travelling throughout the region.

#### ENTRANCE PORCH

Leads to...

#### RECEPTION HALLWAY

With open staircase, useful cloaks cupboard, oak flooring, double panel radiator.

#### FORMAL DINING ROOM

14' 2" x 12' 2" (4.34m x 3.71m) plus bay window  
Situated to the front of the property with feature double glazed circular bay window, tiled fire surround and hearth with fitted gas fire, double panel radiator.

#### LIVING ROOM

15' 10" x 14' 2" (4.85m x 4.33m) plus bay window  
With double glazed bay window to the rear and double glazed window to the side, with wall mounted fitted gas fire, two central heating radiators, coving to the ceiling.

#### BREAKFAST KITCHEN

14' 0" x 10' 9" (4.27m x 3.30m)  
Fitted with a matching range of grey fronted wall and base units, contrasting granite worktop areas, stainless steel sink unit, single drainer with mixer tap unit, built in AEG oven, extractor hood over, integrated dishwasher, high gloss tiled floor, two double glazed windows, central heating radiator, useful pantry.

#### CONSERVATORY

14' 1" x 9' 6" (4.30m x 2.90m)  
Having laminate wood flooring, being double glazed with French doors leading onto the rear garden, central heating radiator.

#### CLOAKROOM

Having wash hand basin set in vanity unit, low flush w/c, chrome heated towel rail, double glazed Velux roof light, central heating radiator.

#### STAIRS LEAD TO...

#### SPACIOUS FIRST FLOOR LANDING

With feature light well.

#### SEPARATE WC

With low flush w/c, double glazed window.

#### BEDROOM TO REAR

7' 8" x 10' 11" (2.36m x 3.33m)  
With double glazed window, central heating radiator.

#### HOUSE BATHROOM

Furnished with modern white suite with wash hand basin set in vanity unit, "P" shaped panel bath with shower over and shower screen, tiling, airing/cylinder cupboard, downlighting to the ceiling, chrome heated towel rail.

#### BEDROOM TO REAR

14' 2" x 12' 4" (4.33m x 3.77m)  
With double glazed windows overlooking the rear garden, free-standing walk-in shower with wash hand basin set in vanity unit, central heating radiator.

#### BEDROOM TO FRONT

12' 3" x 12' 2" (3.74m plus bay window x 3.72m)  
With double glazed bay window, central heating radiator.

#### BEDROOM TO FRONT

13' 8" x 8' 7" (4.19m x 2.64m)  
With double glazed window, central heating radiator.

#### OUTSIDE

The property is accessed from Westfield Grove with double opening gates lead through to gravel driveway providing ample off street parking, adjacent lawn garden with mature flowering borders and shrubs, paved pathway leads to the front door, generous side garden area with paved area and pathway leading to generous rear garden being mainly laid to lawn with Indian stone paved patio areas leading to large Gazebo, driveway from North Avenue gives access to single car garage, useful greenhouse, external access to cellar basement providing excellent storage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

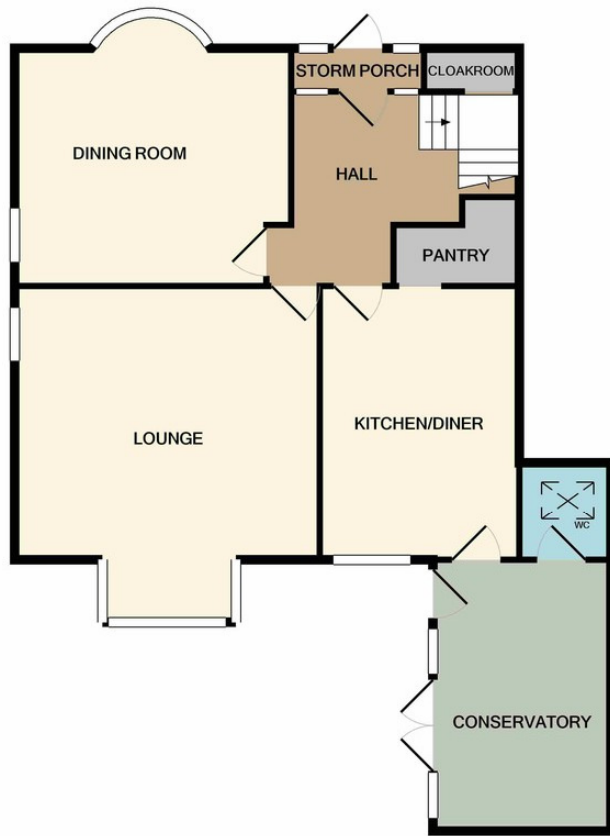












GROUND FLOOR  
APPROX. FLOOR  
AREA 871 SQ.FT.  
(80.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 695 SQ.FT.  
(64.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1566 SQ.FT. (145.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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