



233 Wakefield Road

To Let £625 pcm

Earlsheaton, Dewsbury, WF12 8ET

With a large garage/workshop to rear and multi car off road parking, Holroyd Miller are delighted to offer For Sale this well presented three bedroom semi detached family home featuring a stylish bathroom with four piece suite and a large dining kitchen with island breakfast bar and lounge with feature stove. Occupying a spacious plot on the Wakefield side of town with convenient access to Ossett and the northern motorway network, this traditional semi detached family home also offers an outer entrance porch leading to hallway and landing off which all the rooms are accessed. With a completed chain above, only an inspection can reveal the spacious accommodation on offer and the large workshop which will be of particular interest for the motoring enthusiast or those working from home, such as electrician/plumber etc.

EPC Rating - C72

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OUTER ENTRANCE HALL

uPVC sealed unit double glazed door with uPVC windows, quarry tiled floor period pitch pine door with oval glazed panel and two wing lights leading into hallway.

HALLWAY

Radiator, uPVC window, stairs to first floor, pitch pine doors to dining kitchen and to lounge.

LOUNGE

13' 7" x 12' 2" (4.16m x 3.71m) Please note the measurement includes a wide square bay window which is uPVC double glazed and this delightful lounge features a wood burning stove, inset with slate into the chimney breast, Victorian style radiator, coving.

DINING KITCHEN

14' 4" x 18' 7" (4.39m x 5.68m) A spacious family dining kitchen in defined areas, with kitchen area fitted with a range of oak fronted wall and base units, granite work surface with underset stainless steel sink with mixer tap, inset stainless steel four ring electric hob with stainless steel canopy hood over and multi function electric oven under, integrated automatic dishwasher, space and plumbing for washing machine and space for fridge freezer, cupboard housing combination central heating boiler, island units/breakfast bar. Two uPVC windows, downlighters.

DINING AREA

Contemporary radiator, double uPVC French door with wing lights leading to patio and enclosed family rear garden beyond.

LANDING

uPVC window, loft access and useful roof void.

REAR BEDROOM NO. 1

14' 6" x 11' 1" (4.42m x 3.4m) Excluding recess by pine door, a spacious Master Bedroom with radiator beneath uPVC window.

FRONT BEDROOM NO. 2

11' 0" x 12' 5" (3.37m x 3.81m) Double bedroom with a shallow uPVC window, with far reaching views, contemporary radiator, pine door.

FRONT BEDROOM NO. 3

7' 1" x 5' 8" (2.18m x 1.74m) Radiator, uPVC window, pine door.

BATHROOM

8' 5" x 6' 11" (2.59m x 2.13m) A stylish luxury bathroom with an inset double headed side fill bath, dual flush wc, pedestal wash hand basin with mono block mixer, quadrant shower enclosure with fixed overhead shower, two walls tiled in natural slate, extractor fan, downlighters, two uPVC windows, central heating towel rail.

OUTSIDE

To the front of the property is a wide tarmac drive offering multi car parking with garden area of lawn with flower and shrub borders to the front of the property, the driveway continues down the side of the property leading to a detached garage and there is a gate enclosed rear garden, featuring a large workshop with light and power, measuring 6.32 x 4.05 with double opening doors and will be of particular interest to the motoring enthusiast or someone working from home, such as an electrician etc. The rear garden features a gravelled patio area, lawn and a decked area with outside lighting.

LANDLORD REQUIREMENTS

No DSS/Housing benefit

No Sharers

No Students

No Pets

Rent £625

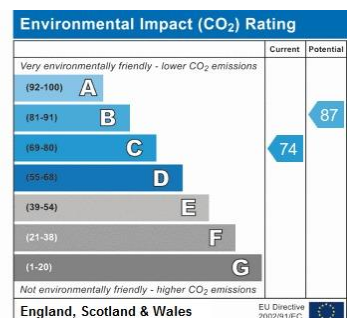
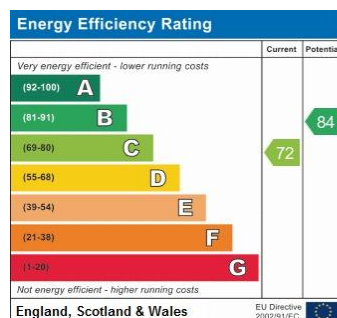
Bond £725

Typical Fees

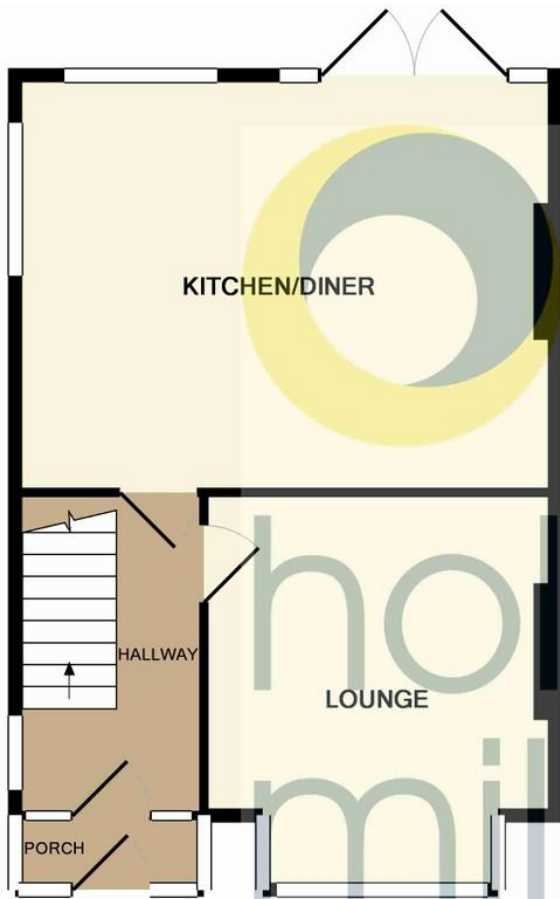
x1 Tenant - £180.00 (inc VAT)

x2 Tenants - £210.00 (inc VAT)

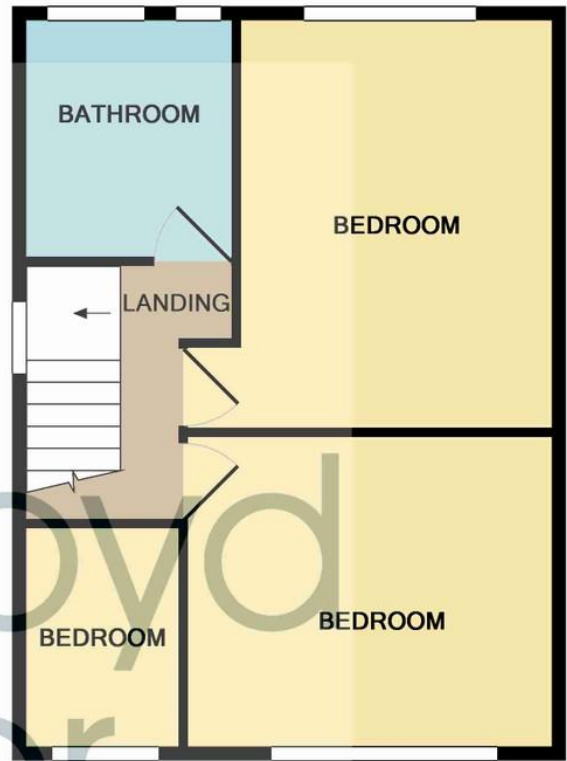
Should a Guarantor Be Required £35.00 (inc VAT)







GROUND FLOOR



1ST FLOOR

Property Specialists

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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