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**Superb detached family home located on the edge of the Green Belt enjoying extensive views towards the North West. The accommodation comprises kitchen, dining room, utility with wc off, family room and lounge with French doors on the ground floor. Four bedrooms, one with en suite, and house bathroom to the first floor. Cobbled driveway, lawned garden and detached single garage.**

**Rear of 180 Hollin Lane, Crigglestone Wakefield**  
**Asking Price £340,000**

- **Detached family home with extensive views**
- **Two large reception rooms**
- **Dining kitchen**
- **Ground floor utility and cloakroom**
- **Master bedroom**
- **Three further bedrooms**

## GENERAL DESCRIPTION

Superb detached property constructed on the edge of the Green Belt with extensive views to the North West. Ideally located for easy access to Junction 39 of the M1 and M62 further north. The accommodation comprises an excellent size dining kitchen, utility room with cloakroom/wc off, full depth family room and large lounge with French doors opening to the garden. On the first floor the large master bedroom has two front facing dormer windows and an en suite shower room. There are three further bedrooms together with a house bathroom. An early reservation will enable the purchaser to choose kitchen and bathroom fittings. The property is approached via an electric gate from Hollin Lane, past a cobbled courtyard leading down to a matching driveway to the side of the property with turning head and detached garage. Windows are double glazed and gas central heating will be installed.

## ACCOMMODATION

### KITCHEN/DINING ROOM

*2.8 x 6.4 (9'2" x 21'0")*

An early reservation will enable the purchaser to have a choice of kitchen units and layout.

### UTILITY ROOM

*1.9 x 1.4 (6'3" x 4'7")*

### CLOAKROOM

*1.9 x 1.0 (6'3" x 3'3")*

### FAMILY ROOM

*3.4 x 6.4 (11'2" x 21'0")*

Twin windows overlooking the field beyond.

### LOUNGE

*4.65 x 5.55 (15'3" x 18'3")*

Window to the side and French doors to the garden.

## FIRST FLOOR

### BEDROOM 1

*3.85 x 2.65 (12'8" x 8'8")*

With two front facing dormer windows.

### MASTER BEDROOM 2

*4.65 x 5.5 (15'3" x 18'1")*

With two front facing dormer windows and sloping ceilings to front and rear.

## EN SUITE

1.9 x 2.5 (6'3" x 8'2")

## HOUSE BATHROOM

2.45 x 2.5 (8'0" x 8'2")

## BEDROOM 3

3.7 x 2.5 (12'2" x 8'2")

With side facing double glazed window.

## BEDROOM 4

2.7 x 3.8 (8'10" x 12'6")

With front facing double glazed dormer window.

## OUTSIDE

The property has a cobbled driveway and turning head down the side and across part of the front of the property. A detached garage is currently under construction. The remainder of the garden is to be lawned.



## CONSTRUCTION

The property is built in stone under an artificial slate pitched roof, window frames are in uPVC and are double glazed.

## SERVICES

Mains gas, water and electricity are connected. A system of gas fired central heating is installed. None of these services have been tested by the Selling Agents and we therefore advise you to have your own engineer, plumber or electrician carry out checks on your behalf. Note: Measurements are generally taken by electronic instruments and are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement. Surface water drainage is to soak-aways.

## Regulations

We act in accordance with our privacy policy and undertake due diligence on all our clients with regards to the HMRC Anti-Money Laundering Regulations as well as following the new General Data Protection Regulations. We will be required to electronically verify your ID at the point of purchase and will be asking for your consent to securely retain your information which we will need in order to fulfil our obligations and which we will keep just for its legitimate purpose.

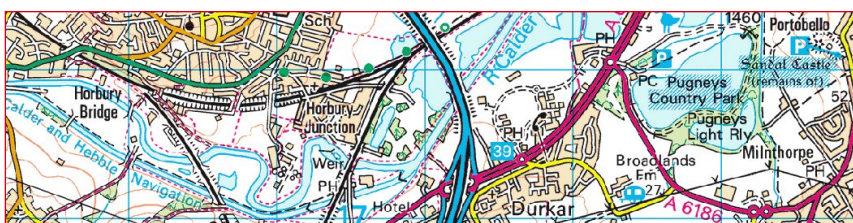


## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## VIEWING

Viewing is by appointment through Smiths with current parking on Hollin Lane.





Rear of 180 Hollin Lane, Crigglestone, Wakefield

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**14 Regent Street, Barnsley, South Yorkshire, S70 2HG**

**T:01226 298456 F:01226 247535**

**info@smithsestateagents.co.uk**

**www.smithsestateagents.co.uk**

