



# 15 Coleridge Crescent

Wrenthorpe, Wakefield, WF2 0LZ

For Sale  
£200,000

Holroyd Miller have pleasure in offering for sale this superbly presented semi detached house occupying a head of cul de sac position within this ever popular and sought after village of Wrenthorpe north of Wakefield city centre. Only an internal inspection can fully appreciate the well presented interior which has both gas fired central heating, UPVC double glazing, entrance lobby to spacious living room with log burner on stone hearth, stunning kitchen/breakfast room fitted with a matching range of high gloss grey units, a comprehensive range of built in appliances with French doors leading through to the conservatory. To the first floor, two good sized bedrooms, stunning house bathroom with modern contemporary style suite with shower over bath. Second floor attic conversion provides occasional room with Velux roof lights, feature glass balustrade. Outside, ample off street parking, paved patio area provides private seating area to the rear, located within easy reach of excellent amenities within Wrenthorpe including schools, access to the motorway network and local rail services for those travelling to Leeds or Sheffield. Offered with NO CHAIN.

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## ENTRANCE RECEPTION HALLWAY

With double glazed entrance door, central heating radiator.

## LIVING ROOM

11' 9" x 12' 11" (3.59m x 3.94m)

Having feature log burner with tiled inset with stone hearth, central heating radiator, double glazed window.

## KITCHEN/BREAKFAST ROOM

16' 1" x 8' 8" (4.91m x 2.66m)

Superbly appointed with a range of high gloss grey fronted wall and base units, contrasting worktop areas, colour co-ordinated sink unit, monobloc tap fitment, comprehensive range of built in appliances including two ovens, hob with extractor hood over, dishwasher, fridge and freezer, integrated washer/dryer, double glazed window and rear entrance door, central heating boiler and French doors leads through to ...

## CONSERVATORY

11' 7" x 7' 2" (3.55m x 2.19m)

Being double glazed with French doors leading onto the rear garden, laminate wood flooring.

## STAIRS LEAD TO...

## FIRST FLOOR LANDING

With feature glass balustrade with oak hand rail, double glazed window, central heating radiator.

## HOUSE BATHROOM

Furnished with modern contemporary style suite with wash hand basin set in vanity unit, low flush w/c, panelled bath with shower over, fully tiled, double glazed window, chrome heated towel rail.

## BEDROOM TO REAR

9' 6" x 8' 9" (2.91m x 2.68m)

With double glazed window, single panel radiator.

## BEDROOM TO FRONT

9' 6" x 11' 10" (2.92m x 3.61m)

With double glazed window, central heating radiator.

## STAIRS LEAD TO...

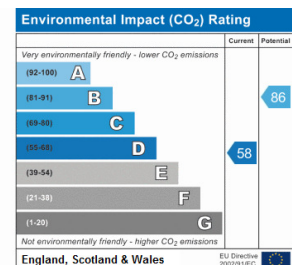
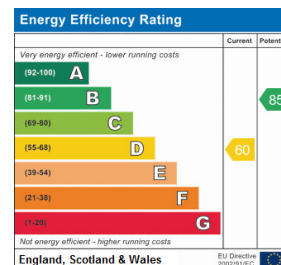
## SECOND FLOOR ATTIC CONVERSION

15' 6" x 9' 5" (4.74m x 2.88m)

Which currently does not meet with current building regulations, therefore is classed as an occasional room with two double glazed Velux roof lights, down lighting to the ceiling.

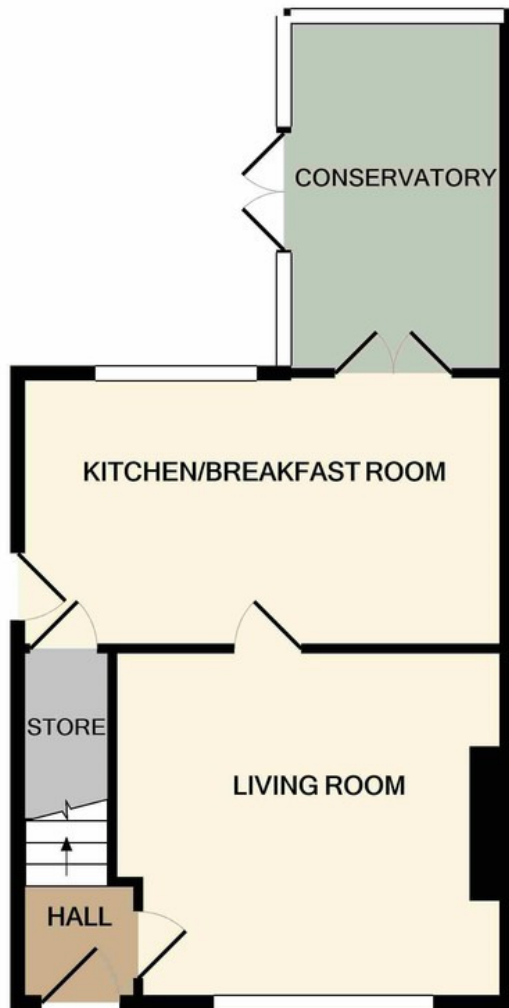
## OUTSIDE

The property is set well back from the road with garden areas to the front, driveway provides ample off street parking and leads to neat paved patio garden area to the rear retaining a high degree of privacy.

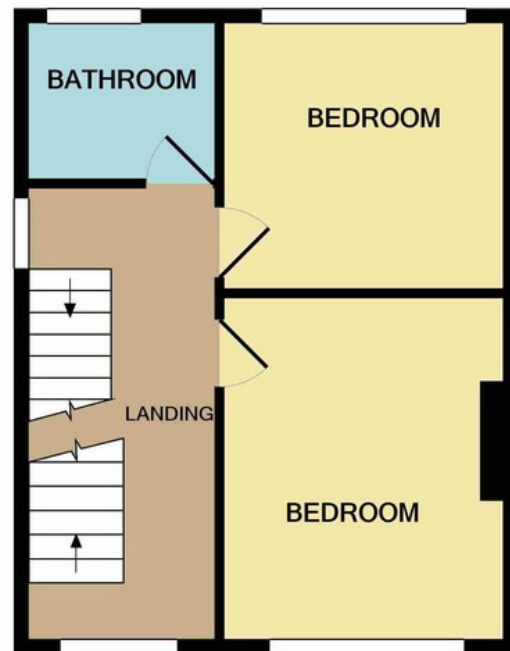




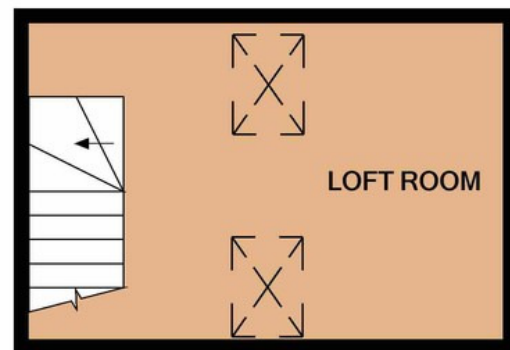




GROUND FLOOR  
APPROX. FLOOR  
AREA 414 SQ.FT.  
(38.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 330 SQ.FT.  
(30.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 175 SQ.FT.  
(16.3 SQ.M.)

**TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.4 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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