



The Old Smithy , Smithy Close For Sale £250,000

Crofton, Wakefield, WF4 1NQ

Holroyd Miller have pleasure in offering for sale this picture post card Grade Two Listed semi-detached cottage occupying a popular village location having been maintained to an extremely high standard and retaining original features including exposed beam work, Yorkshire stone flagged floors, having gas fired central heating, sealed unit double glazing and comprising; entrance to garden room with French doors leading onto the rear garden and tiled floor, beautiful dining kitchen with exposed beam work, shaker style kitchen with oak worktops, open staircase, spacious living room with feature fire place with log burner, exposed beam work, sash windows overlooking the front garden, separate utility room. To the first floor, landing with exposed beam work and oak balustrade, three bedrooms, two having built in wardrobes, stunning house bathroom with modern white suite with separate shower cubicle. Outside, attractive printed concrete driveway provides ample off street parking leading to single car garage, enclosed generous lawned garden area with stone paved patio, located in the heart of Crofton village within easy reach of local schools and amenities, yet ideal for those wishing to commute with easy access via the eastern relief road to the M1/M62 motorway network for those travelling throughout the region. Offered with NO CHAIN, Viewing a Must.

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ENTRANCE TO GARDEN ROOM

7' 10" x 17' 4" (2.4m x 5.29m) Having double glazed sash windows overlooking the garden with French doors giving access onto the garden area, beamed ceiling, tiled floor, two wall light points, central heating radiator, door leads through to...

KITCHEN/DINER

17' 7" x 14' 2" (5.38m x 4.32m) max With feature light oak open staircase, exposed beam work, Yorkshire stone flagged floor, kitchen fitted with a matching range of light oak shaker style fronted wall and base units, oak work top areas, gas point for cooker with extractor hood over, tiling between the worktops and wall units, colour co-ordinated sink unit, monobloc tap fitment, feature display units, central heating radiator, double glazed window.

UTILITY ROOM

9' 6" x 6' 1" (2.92m x 1.87m) Fitted with a matching range of cream fronted wall and base units, contrasting worktop areas, plumbing for automatic washing machine and space for dryer, central heating boiler, central heating radiator.

LIVING ROOM

17' 11" x 13' 9" (5.47m x 4.21m) A delightful living room with two double glazed sash windows overlooking the front garden, feature stone fire surround and hearth with log burner, two wall light points, central heating radiator, feature display shelving and beamed ceiling.

STAIRS LEAD TO...

FIRST FLOOR LANDING

With oak balustrade and beamed ceiling.

BEDROOM TO FRONT

14' 6" x 8' 7" (4.43m x 2.62m) plus doorwell With exposed beam work, double glazed sash window overlooking the garden, central heating radiator.

HOUSE BATHROOM

Furnished with modern white suite with wash hand basin, low flush wc set in back to wall furniture, paneled bath, separate shower cubicle, tiling, exposed beam work, double glazed window, chrome heated towel rail.

BEDROOM TO FRONT

8' 0" x 8' 9" (2.45m x 2.69m) With laminate wood flooring, built in wardrobes, double glazed window, central heating radiator.

BEDROOM TO SIDE

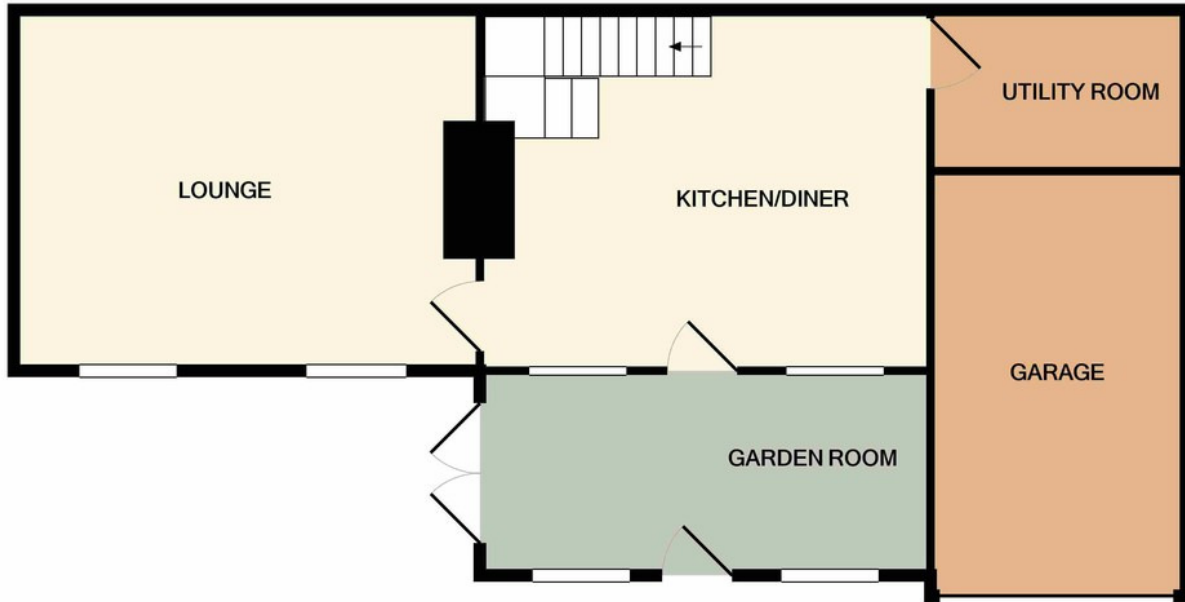
12' 1" x 8' 2" (3.70m to wardrobe fronts x 2.51m) Having built in wardrobes, sash window, central heating radiator and access to loft area providing storage.

OUTSIDE

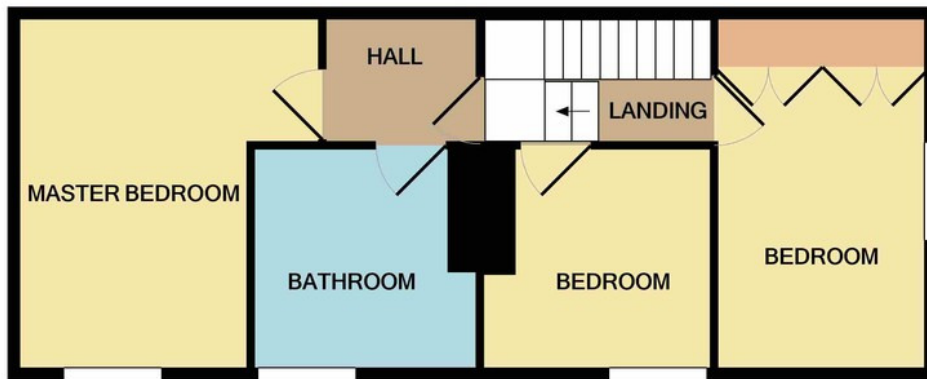
The property is set well back from the road with wrought iron gates giving access to concrete printed driveway providing ample off street parking leading to attached single car garage, enclosed generous lawned garden area with mature laurel hedging retaining a high degree of privacy, with stone paved patio area.

Please note the property is Grade Two Listed.





GROUND FLOOR
 APPROX. FLOOR
 AREA 834 SQ.FT.
 (77.5 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 477 SQ.FT.
 (44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1311 SQ.FT. (121.8 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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