



## 14 Pledwick Crescent, Wakefield - WF2 6DG

£475,000 Freehold

Substantially extended detached family home, sought after location, three double bedrooms, three reception rooms, south westerly facing rear garden. Must be Viewed.

### **Outer Entrance Porch**

Being double glazed with double glazed entrance door leading to...

### **Reception Hallway**

With open staircase with understairs storage.

### **Cloakroom**

Having pedestal wash basin, low flush w/c.

### **Living Room**

A light and airy room with double glazed windows to three sides with French doors leading onto the rear garden, feature oak fire surround with marble inset and hearth with flame effect gas fire, two central heating radiators.

### **Home Office/Family Room**

Formerly a garage, now converted into an excellent reception room with double glazed window overlooking the front garden, central heating radiator.

### **Kitchen**

Fitted with matching range of light oak fronted wall and base units, contrasting worktop areas extending to breakfast bar, built in double oven, hob with extractor hood over, tiling between the worktops and wall units, stainless steel sink unit, single drainer with mixer tap unit, double glazed window and rear entrance door, useful pantry cupboard, opening to...

### **Formal Dining Room**

Forming part of an extension with double glazed Velux roof light and double glazed French doors leading onto the rear garden makes this a light and airy space, central heating radiator.

### **Utility Room**

Situated off the hallway, with a range of base units, worktop areas, plumbing for automatic washing machine.

### **Stairs lead to...**

### **First Floor Landing**

With built in storage cupboard, double glazed window.

### **House Bathroom**

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath with shower attachment, corner shower cubicle, tiling, two double glazed windows, central heating radiator.

### **Bedroom to Rear**

A good sized double bedroom with built in storage cupboard, double glazed window, single panel radiator.

### **Bedroom to Front**

Having built in wardrobes and storage cupboard, double glazed window, single panel radiator.

### **Bedroom to Front**

With built in storage cupboard, double glazed window, single panel radiator.

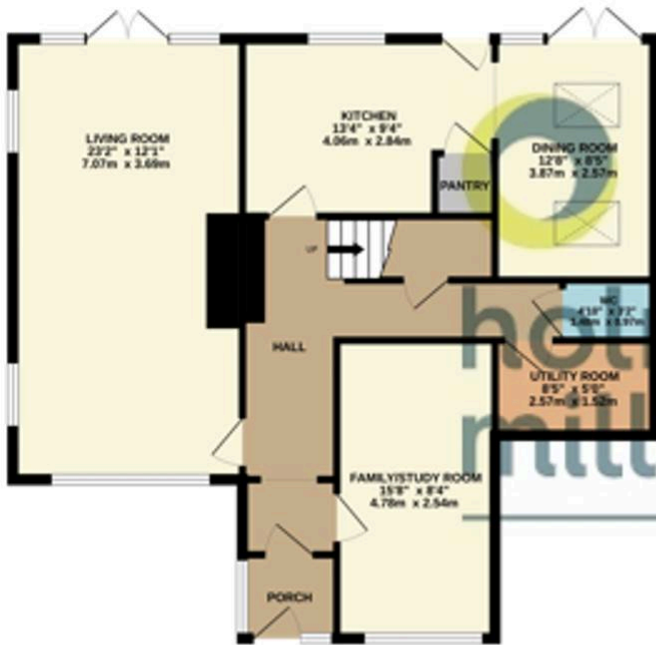
### **Outside**

The property is set well back from the road with neat lawn garden with flowering borders to the front, attractive block paved double width driveway provides ample off street parking, pathway to the side leads to south westerly facing rear garden being mainly laid to lawn with mature trees and shrubs retaining a high degree of privacy with paved patio area, useful garden shed.

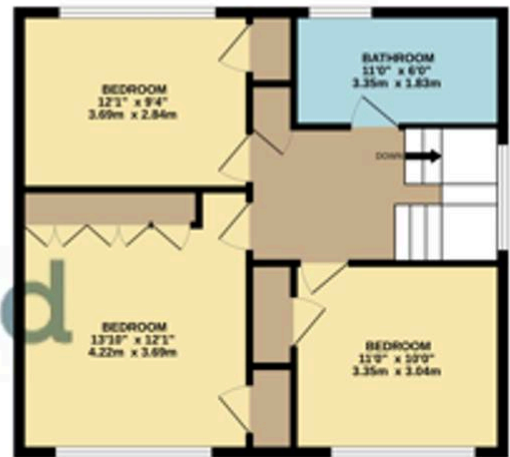




GROUND FLOOR  
891 sq ft. (81.0 sq m.) approx.



1ST FLOOR  
590 sq ft. (54.8 sq m.) approx.



TOTAL FLOOR AREA: 1451 sq ft. (134.8 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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