



4 St. Faiths Manor, Wakefield - WF1 4EX

£299,950 Freehold

Modern three storey mid town house situated in a gated development within easy reach of Wakefield city centre and close to Pinderfields Hospital. The well planned and presented interior offers four bedrooms and three bathroom accommodation, living room to the first floor, superb open plan kitchen/diner on the ground floor with access onto the private rear garden, driveway and garage. A truly enviable family. Offered with No Chain.

Ground Floor Entrance Reception Hallway

With high gloss tiled floor, built in storage.

Cloakroom/WC

Access to Integral Garage

Open Plan Kitchen/Diner/Family Room

Comprehensively fitted with a range of high gloss cream fronted wall and base units, comprehensive range of built in appliances, high gloss tiled floor, breakfast bar and centre island, double glazed French doors leading onto the rear garden.

To the First Floor

Living Room

Having French doors leading onto "Juliette" balcony, double glazed window, central heating radiator.

Master Bedroom to Rear

Having fitted sliding wardrobes, double glazed window overlooking the rear garden.

Ensuite Shower Room

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, large walk-in shower, half tiling to the walls, double glazed window, chrome heated towel rail.

To the Second Floor

House Bathroom

Furnished with modern white suite with grey tiling, with wash hand basin set in vanity unit, low flush w/c, panelled bath with shower over, tiling, chrome heated towel rail.

Bedroom to Front

With double glazed window, central heating radiator.

Bedroom to Front

With double glazed window, central heating radiator.

Guest Bedroom to Rear

Double glazed window, central heating radiator.

Ensuite Shower Room

Having wash hand basin, low flush w/c in back to wall furniture, shower cubicle, tiling, double glazed window, chrome heated towel rail.

Outside

The property is accessed via automated gates within a gated development with double width driveway providing ample off-street parking leading to integral garage (5.60m x 2.66m) with up and over door, power and light laid on. To the rear, the property has south facing rear garden with lawn garden, paved patio area and well stocked gardens. There is an maintenance charge for the upkeep of the greens and electric gate into the development. This is £716.85 per annum.

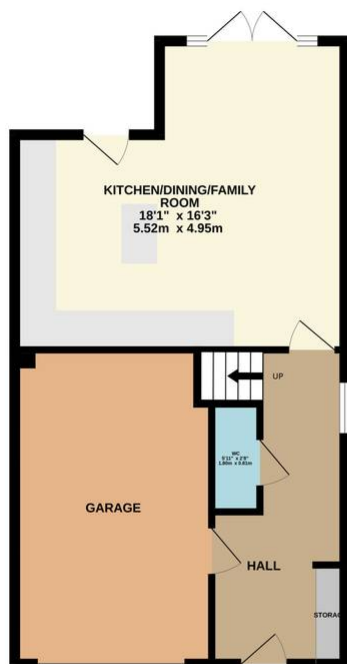
Disclaimer

As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.

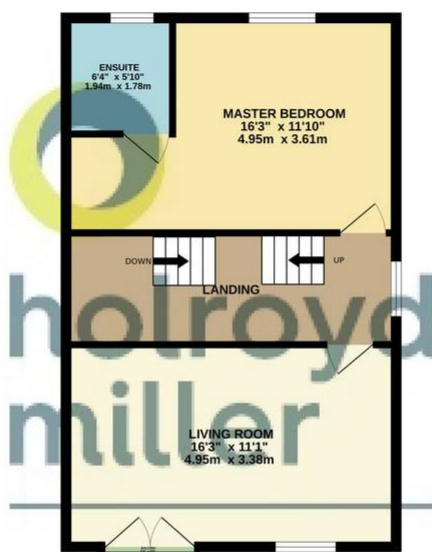




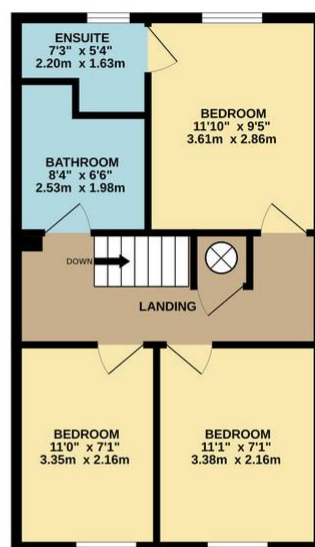
GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



2ND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.1 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.
Made with Metropix ©2026