



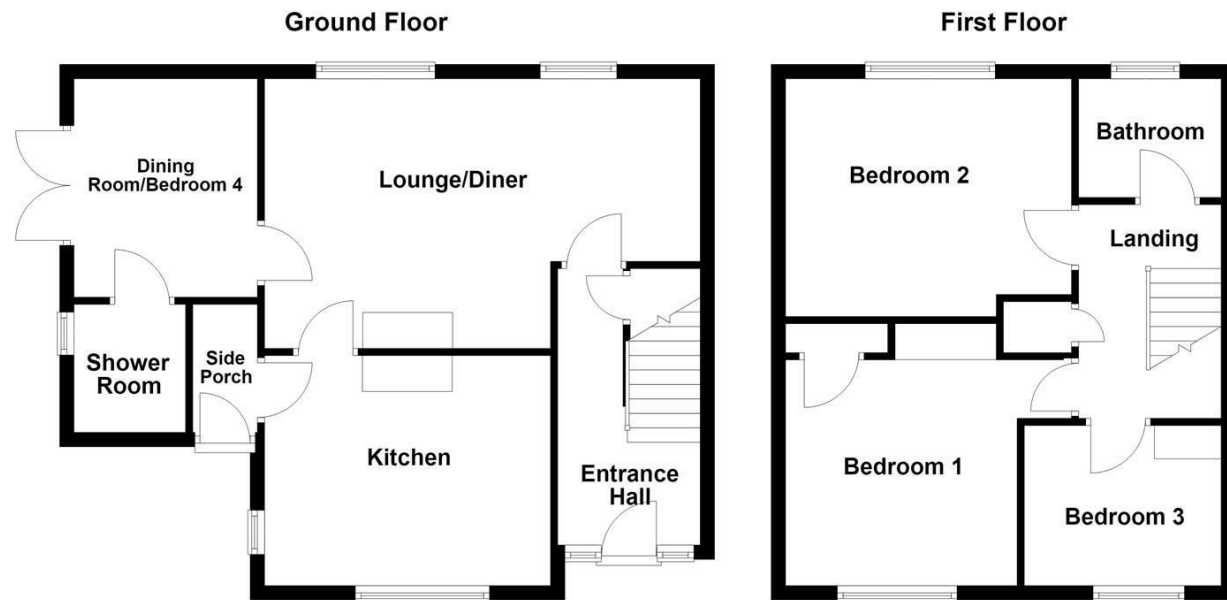
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## 61 Marshall Avenue, Hall Green, Wakefield, WF4 3LJ

### For Sale Freehold £220,000

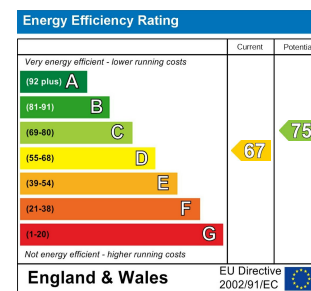
Situated in the sought after Hall Green area of Wakefield, this superbly presented three/four bedroom semi detached family home offers spacious and versatile accommodation throughout. Boasting generous reception space, well proportioned bedrooms, and occupying an attractive corner plot, this impressive property is certain to appeal to a wide range of buyers.

The accommodation briefly comprises an entrance hall with access to the first floor landing via the staircase, useful under stairs storage, and a doorway leading into the living room. The living room flows seamlessly into the dining room. The kitchen is accessed via the living room, which benefits from access to a side porch, while the dining room also leads to a modern ground floor shower room. To the first floor, the landing provides access to the loft space, a useful storage cupboard, and doors leading to three well sized bedrooms and the house bathroom. Bedrooms one and three further benefit from built in storage cupboards. Externally, the property occupies a generous corner plot with attractive gardens to the front, side, and rear. The front garden is predominantly laid to lawn and complemented by a variety of mature shrubs and flowering borders. A block paved and concrete driveway provides off-street parking for one vehicle, while double gates and a pedestrian gate offer additional access. A paved pathway leads to the front entrance and around to the side garden. The side garden offers a fantastic outdoor space, featuring a timber built bar/shed, a pond water feature, and a fully enclosed setting surrounded by timber fencing and established hedging. A further paved patio area provides the perfect space for outdoor dining and entertaining. The rear garden is mainly laid to lawn and offers additional space for a greenhouse and timber shed, with the entire garden enclosed by a combination of iron railings and timber fencing.

Hall Green remains a highly desirable residential location, offering excellent access to a range of local amenities, including shops, schools, and leisure facilities, with more extensive amenities available within Wakefield city centre. The area is ideally placed for enjoying local beauty spots such as Sandal Castle, Newmillerdam, and Pugneys Country Park.

Excellent transport links are available, with local bus routes nearby and Wakefield benefiting from two railway stations providing direct connections to Leeds, Manchester, London, and beyond. For those commuting further afield, the M1 motorway network is only a short drive away.

Only an internal inspection can fully reveal everything this deceptively spacious family home has to offer. Early viewing is highly recommended to avoid disappointment.



#### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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## ACCOMMODATION

### ENTRANCE HALL

12'5" x 6'3" [max] x 2'10" [min] [3.80m x 1.92m [max] x 0.87m [min]]  
A frosted UPVC double glazed front entrance door leads into the entrance hall. There is a staircase providing access to the first-floor landing, a central heating radiator, under stairs storage, and a door leading through to the living room.

### LIVING ROOM

20'0" x 12'3" [max] x 8'4" [min] [6.10m x 3.75m [max] x 2.55m [min]]  
A spacious living room featuring two UPVC double glazed windows to the rear elevation, decorative coving to the ceiling, two column style central heating radiators, ceiling rose, and a gas fireplace with a marble hearth and wooden surround and mantel. Doors provide access to both the kitchen and the dining room/bedroom four.



### DINING ROOM/BEDROOM FOUR

8'3" x 9'10" [2.52m x 3.0m]

A versatile reception room which could be utilised as a dining room or fourth bedroom. Featuring UPVC double glazed French doors opening onto the side garden, a column style central heating radiator, and a door leading to the shower room.

### SHOWER ROOM

6'3" x 4'5" [1.92m x 1.36m]

Appointed with spotlighting to the ceiling, extractor fan, chrome heated towel radiator, frosted UPVC double glazed window to the side elevation, low flush WC, ceramic wash basin set within a vanity storage unit with mixer tap, and a shower cubicle with shower attachment, glass screen, and full wet wall panelling.

### KITCHEN

13'1" x 10'5" [max] x 8'10" [min] [4.0m x 3.20m [max] x 2.70m [min]]  
Fitted with two UPVC double glazed windows overlooking the front and side aspects, access to the side porch, and housing the Ideal combination boiler. The kitchen offers a range of modern wall and base units with quartz work surfaces, a stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splashbacks, space for a range style cooker, American style fridge freezer, washing machine, and dishwasher.



### SIDE PORCH

2'11" x 5'10" [0.90m x 1.80m]

Featuring partial wet wall panelling, tongue-and-groove style wall panelling, and a frosted UPVC double glazed door providing access to the front of the property.

### FIRST FLOOR LANDING

9'6" x 6'9" [max] x 3'4" [min] [2.92m x 2.08m [max] x 1.03m [min]]

Providing access to the loft space, storage cupboard, central heating radiator, and doors leading to bedrooms one, two, three, and the house bathroom.

### BEDROOM ONE

10'6" x 12'11" [max] x 10'5" [min] [3.22m x 3.95m [max] x 3.20m [min]]

A well proportioned double bedroom with a UPVC double glazed window, central heating radiator, and built in storage cupboard.



### BEDROOM TWO

12'11" x 10'9" [max] x 9'10" [min] [3.95m x 3.28m [max] x 3.0m [min]]

Featuring a UPVC double glazed window to the rear elevation and a central heating radiator.

### BEDROOM THREE

9'3" x 7'7" [max] x 5'8" [min] [2.82m x 2.32m [max] x 1.75m]

Benefitting from a UPVC double glazed window to the front elevation, central heating radiator, and built in storage cupboard.

### HOUSE BATHROOM

5'4" x 6'8" [1.65m x 2.05m]

Comprising a frosted UPVC double glazed window to the rear elevation, extractor fan, modern heated towel radiator, low flush WC, pedestal wash basin with mixer tap, and a panelled bath with electric shower attachment and glass shower screen. The walls are fully tiled.



### OUTSIDE

The property occupies a generous corner style plot with gardens extending to the front, side, and rear. The front garden is predominantly laid to lawn with mature shrubs and planting throughout, incorporating a concrete driveway providing off street parking for one vehicle. A set of wrought iron double gates and a separate pedestrian gate provide access to a paved pathway leading to the front entrance and side garden. There is also a stone paved patio area, ideal for outdoor dining and entertaining, with space for a timber-built shed, summer house, or outdoor bar. The garden is fully enclosed by timber fencing and mature hedging. The stone paving continues along the side of the property, creating additional seating and entertaining space. To the rear is a further lawned garden with space for a shed, summer house, and greenhouse, complemented by mature shrubbery. The garden is fully enclosed by a combination of iron fencing and timber fencing, making it ideal for families with children and pets.



### COUNCIL TAX BAND

The council tax band for this property is A.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.