



RENT £2,300 PCM DEPOSIT £2,653

17 Spinners Avenue, Wakefield, WF1 3QD

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ACCOMMODATION

Providing ample, six bedroom accommodation, the property consists of, to the ground floor, a front entrance hall with w.c. off, lounge, separate dining room, study, superb, fitted dining kitchen with "Range" style cooker and integral appliances and a utility room. To the first floor, a stairway and landing, four bedrooms (one with en suite shower room/w.c.) and a house bathroom/w.c., together with, to the second floor, two further bedrooms (one with en suite shower room/w.c.).

Council Tax Band F

RECEPTION HALL

Composite front door with timber double glazed sunlight above, solid oak staircase leading up to the first floor landing, central heating radiator, engineered oak flooring with solid oak doors with chrome handles leading to dining room, w.c., office, under stairs storage cupboard and living room. Ornate coving to the ceiling and inset spotlights.

DINING ROOM

8'11" x 11'8" [2.72m x 3.57m]
Coving to the ceiling, walk in bay window with UPVC double glazed window overlooking front aspect and central heating radiator.

W.C.

5'1" x 2'8" [1.55m x 0.83m]
Low flush w.c., pedestal wash basin with mixer tap, fully tiled walls, engineered oak floor, central heating radiator and extractor fan to the ceiling.

OFFICE

7'10" min / 8'4" x 9'3" [2.41m min / 2.55m x 2.83m]
Coving to the ceiling, UPVC double glazed bay window overlooking front aspect and central heating radiator.

LIVING ROOM

11'10" x 15'8" [3.62m x 4.79m]
Coving to the ceiling, UPVC double glazed window overlooking side aspect, multi fuel cast iron burner, inset onto a granite hearth with granite matching interior and solid wooden surround. Two central heating radiators, engineered oak flooring, two wall lights, set of solid oak double oak French doors with chrome handles leading through to the sitting room and archway providing access into the kitchen/diner.

KITCHEN/DINER

11'8" x 13'2" min / 16'8" max [3.57m x 4.03m min / 5.09m max]
Range of wall and base units with chrome handles and laminate work surface over, tiled splash back above, 1.5 stainless steel sink and drainer with chrome mixer tap and swan neck. Range cooker with five ring gas hob, stainless steel splash back and large chrome extractor above. Display cabinets with glass shelving and frosted front. Built in wine rack, down lights built into wall cupboards, fully tiled floor, integrated full size dishwasher and space for large fridge/freezer freestanding. UPVC double glazed window overlooking rear garden and solid oak wood door with chrome handle leading to utility room.

UTILITY ROOM

5'4" x 7'11" [1.64m x 2.42m]
Range of base units with laminate work surface over and tiled splash back above, plumbing and drainage for washing machine under the counter and space for dryer. Stainless steel sink and drainer with mixer tap and combi condensing boiler house within one of the wall mounted cupboards. Composite side entrance door, fully tiled floor, central heating radiator and inset spotlights to the ceiling.

SITTING ROOM

10'10" x 14'11" [3.31m x 4.56m]
Engineered oak floor, central heating radiator, pitch sloping ceiling with two timber double glazed Velux windows within, two UPVC double glazed windows to the rear aspect and a set of UPVC double glazed French doors with UPVC double glazed window to the side.

FIRST FLOOR LANDING

Central heating radiator, coving to the ceiling, inset spotlights to the ceiling and UPVC double glazed window overlooking front elevation. Further solid oak staircase leading up the second floor. Doors to bedrooms, bathroom/w.c. and airing cupboard.

BEDROOM THREE

11'6" x 9'1" [3.53m x 2.78m]
UPVC double glazed window overlooking front elevation and central heating radiator.

BEDROOM SIX

9'1" x 7'2" [2.77m x 2.20m]
UPVC double glazed window overlooking rear elevation, central heating radiator and door with chrome handle which provides access into a built in single wardrobe.

