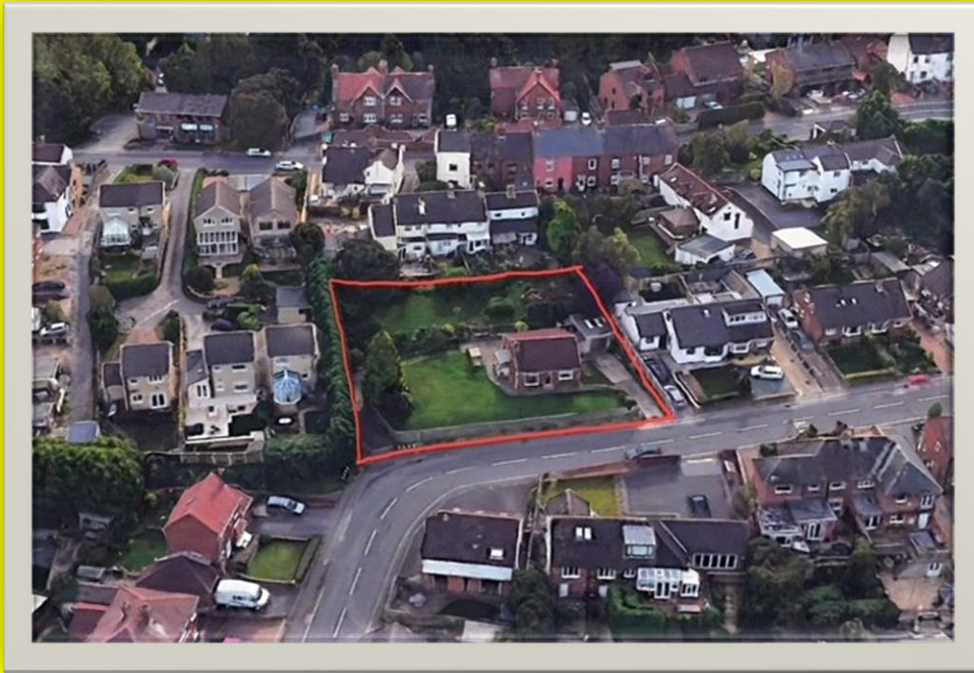


**161 Hollin Lane,
Crigglestone, WF4 3EG**



- # POTENTIAL FOR REDEVELOPMENT IN PART OR AS WHOLE (STP)
- # 3 Bedroom Detached Bungalow
- # Elevated position and stands in approx. 1/3 of an acre
- # Bungalow has 3 beds, lounge, kitchen and bath/WC
- # Gas central heating and UPVC double glazing
- # Gardens with two driveways
- # Detached garage
- # Energy Performance Rating D

OFFERS c

£550,000

DESCRIPTION

Occupying an elevated position this Detached Bungalow and adjoining gardens offers excellent redevelopment potential (subject to consent). Situated within a highly regarded residential location the Bungalow has gas fired central heating and double glazing.

Having been extended to the rear some years ago, the accommodation has a good sized lounge, a range of fitted units to the kitchen and a 3 piece suite bathroom suite. There are 3 bedrooms and outside the site extends to approx. 1/3 of an acre with mature mainly lawned gardens.

There are two driveways and these both lead to a Detached Garage with accompanying stores.

The Accommodation comprises: -

FRONT ENTRANCE with central heating radiator and staircase.

LOUNGE: - 20ft 7in x 12ft (6.28m x 3.66m) overall with a stone fire surround and hearth, 2 x central heating radiators. Store cupboard.

FRONT BEDROOM No. 1: - 11ft 10in x 9ft 11in (3.61m x 3.02m) includes built in wardrobes and a central heating radiator.

KITCHEN: - 9ft 7in x 7ft 9in (2.92m x 2.36m) with a range of base and wall mounted cupboard and drawer units, worktops, 1½ basin sink unit, built in 'Hotpoint' double oven/grill, hob and extractor hood, integrated refrigerator, plumbing for washing machine, plinth heating and SIDE ENTRANCE.

INNER HALL

MIDDLE/SIDE BEDROOM No. 2: - 9ft 7in x 8ft (2.94m x 2.44m) plus store cupboard and a central heating radiator.

REAR BEDROOM No. 3: - 7ft 9in x 6ft 2in (2.37m x 1.87m) with central heating radiator.

BATHROOM has tiled walls and a panelled bath, wash basin, low flush w.c. and chrome towel heater.

OUTSIDE

The property has a driveway to the right hand side that leads to the detached garage. There are extensive and mainly lawned gardens to the front, side and rear and a second driveway to the front left corner of the site also leads to the rear of the property.

SERVICES

It is assumed all Mains services are connected and gas central heating is installed.

TENURE

It is assumed that the property is Freehold.

COUNCIL TAX BAND

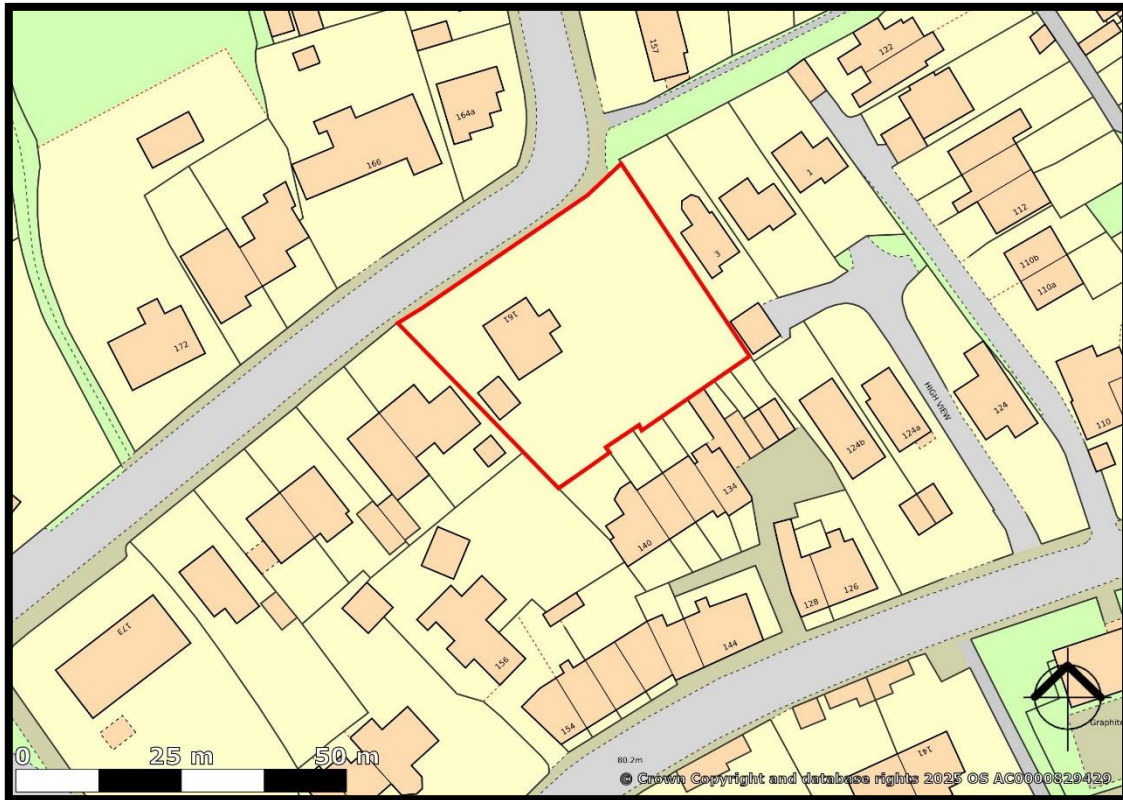
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VIEWING

Strictly by prior appointment with the Agents Abson Blaza Property Services 01977 780599.







FOR IDENTIFICATION PURPOSES ONLY

NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Agents – Abson Blaza Property Services.