19 Heathcote Close, Woolley Grange S75 5GR

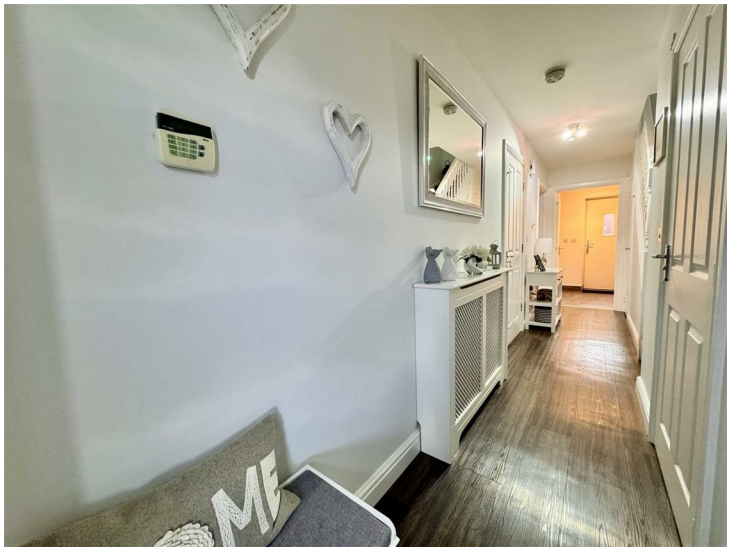
OFFERS OVER
£300,000

BEAUTIFULLY POSITIONED ON THE PRESTIGIOUS WOOLLEY GRANGE DEVELOPMENT, THIS FABULOUS THREE STOREY, FOUR BEDROOM SEMI DETACHED FAMILY HOME HAS BEEN UPDATED AND HAS EXCEPTIONAL PRESENTATION. THERE IS A GROUND FLOOR BEDROOM, UTILITY ROOM AND WC CLOAKS, BREAKFAST KITCHEN AND LOUNGE DINER ON THE FIRST FLOOR PLUS THREE BEDROOMS ON THE TOP FLOOR, ALL WITH FITTED WARDROBES, THE MASTER HAVING AN EN SUITE. EXTERNALLY THERE IS A DRIVEWAY, INTEGRAL GARAGE AND BEAUTIFULLY LANDSCAPED REAR GARDEN COMPLETE WITH SUMMER HOUSE.

LEASEHOLD / COUNCIL TAX BAND D / ENERGY RATING TBA

PAISLEY
PROPERTIES

HALL 20'7" x 3'4" plus stairs



You enter the property through a composite front door into the long hallway, giving a first glimpse of the presentation on offer. The is plenty of room to remove coats and shoes with Earthwerks LVT flooring underfoot making this a pleasing entrance area. There is a wall mounted radiator, two ceiling spotlights, internal access to the garage and stairs leading to the first floor. Internal doors lead to the WC, utility room and ground floor bedroom.

GROUND FLOOR WC 6'0" x 2'11"

Convenient ground floor cloaks, having a two piece suite in white consisting of a pedestal wash basin with mixer tap and twin flush low level WC. There is a ceramic tiled floor, a chrome towel radiator with natural light coming from the double glazed window with obscure glass. The walls are tiled to dado height in a brick design, there is an extractor fan and ceiling spotlights.

BEDROOM FOUR/OFFICE 10'4" x 8'7"

A versatile ground-floor bedroom, currently used as a home office, offers ideal accommodation for guests or those with mobility needs. In conjunction with the utility room, ground-floor cloakroom and garage, this area also presents excellent potential to create a self-contained ground-floor living space. There is LVT flooring, a wall mounted radiator and French doors leading to the delightful garden.

UTILITY ROOM 6'7" x 6'5"

A valuable extra room having a range of wall and base units, one and a half bowl stainless steel sink with mixer tap and tiled splashbacks. There is plumbing for a washing machine, space for an under counter appliance, tiled flooring, a wall mounted radiator and the boiler (installed two years ago with a seven year warranty) is also located in this room. A composite door leads to the rear garden and an internal door to the hallway.

FIRST FLOOR LANDING 10'7" x 3'1" plus stairs

Stairs ascend from the hallway to the first floor landing with natural light coming from the double glazed window on the stairs. There is carpet flooring and a wall mounted radiator with another staircase leading to the second floor. An internal door leads to the

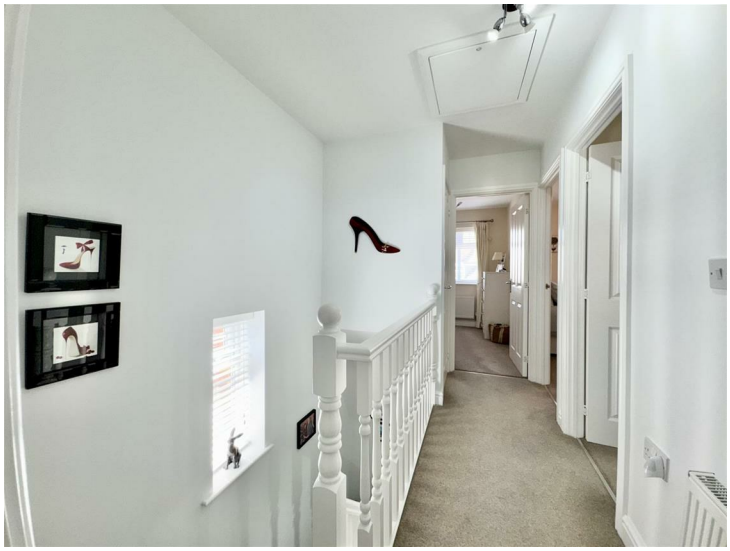
LOUNGE DINER 16′4″ x 15′6″ narrowing to 8′2″

Spacious first floor living room with space for a dining table and lounge furniture with the standout feature being the French doors to Juliette balcony providing the first introduction to the open views to the front and bathes the room with natural light in addition to the double glazed window. There are two wall mounted radiator, three ceiling lights and carpet flooring. Double doors lead to the landing.

BREAKFAST KITCHEN 15′6″ x 10′8″ narrowing to 6′5″

Superb breakfast kitchen having a fantastic range of light grey, handle-less wall and base units with plinth LED lights, complimentary rolled worktops with matching laminate splashbacks and composite sink with mixer tap. Integral appliances include the eye level double oven, induction hob with curved glass and black extractor hood over, fridge freezer and dishwasher. There is space for a breakfast table and chairs, porcelain tiled flooring run underfoot and there is an upright designer radiator. Natural light floods in from the two double glazed windows which overlook the rear garden and there is inset ceiling lighting. An internal door leads to the landing.

SECOND FLOOR LANDING 11′0″ x 2′7″ plus stairs



Stairs ascend from the first floor landing to the second floor landing which has access to the part boarded loft space and includes a useful storage cupboard. There is carpet flooring, ceiling spotlights with the double glazed window bringing in plenty of light. Internal doors lead to the house bathroom and all bedrooms on this floor.

BEDROOM ONE 11'1" to rear of robes plus recess x 8'7"

A rear facing double bedroom with a double glazed window overlooking rear garden and benefitting from two double fitted wardrobes and a stylish en suite. There is carpet flooring, a wall mounted radiator and ceiling lighting. Internal doors lead to the en suite and landing.

EN SUITE 6'4" x 5'0"

Beautifully refurbished, this stylish en suite consists of a double shower area with wall mounted taps, rain shower over, separate hose and shower niche for shampoos and gels, vanity wash unit with wall mounted basin with mixer tap and close coupled WC. There is a chrome towel radiator, low maintenance ceiling with inset spotlights with built in extractor over the shower, tiled flooring and fully tiled walls. There is an extra storage niche and an internal door leads to the bedroom.

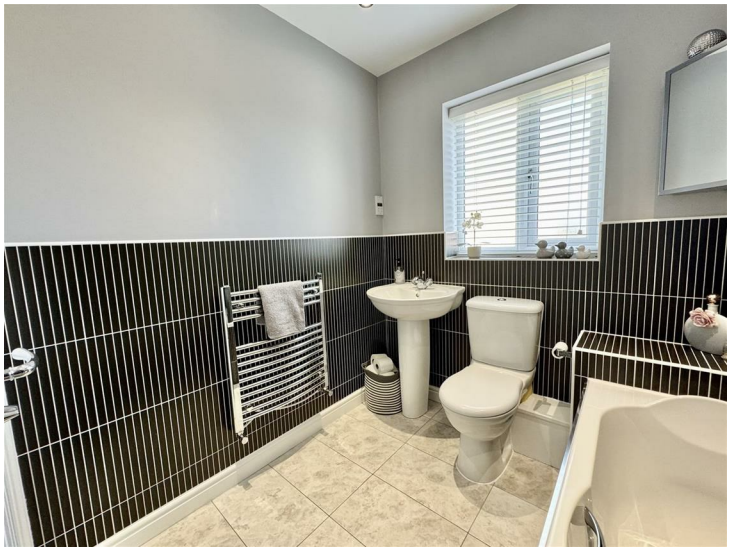
BEDROOM TWO 9'1" plus recess x 8'7"

Second double bedroom, located at the front and getting the far reaching views from the double glazed window. There is a fitted double wardrobe along with fitted drawers, carpet flooring and wall mounted radiator. An internal door leads to the landing.

BEDROOM THREE 9'3" x 6'8"

Third well proportioned bedroom, again located at the front and getting the far reaching views from the double glazed window. There is a fitted double tallboy wardrobe, carpet flooring and wall mounted radiator. An internal door leads to the landing.

BATHROOM 6'8" x 6'5"



Having a three piece suite in white consisting of a tiled panel bath with mixer taps, pedestal wash basin with mixer taps and twin flush low level WC. There is a chrome towel radiator, inset ceiling spotlights, tiled flooring, shaver socket, extractor fan and tiled splashbacks. A double glazed window draws in natural light and an internal door leads to the landing.

FRONT AND PARKING

A double driveway provides off road parking for two cars, in addition to the garage, and there is secure gated access to the rear garden.

GARAGE 16′8″ x 8′5″
Tidy integral garage that offers parking for a car and also has potential to convert, as many others have done on this development. There is an electric garage door plus utility space with room for a fridge freezer and dryer. A door leads to the hallway.

REAR GARDEN

Fabulous rear garden, elegantly landscaped to include mature plants, a patio area directly adjacent to the rear of the property, ideal for a table and chairs with further circular areas, one with artificial grass, adding to the exquisite look and feel of the space plus offering a good deal of privacy. There is a lovely summer house, an outside tap and side storage area.

SUMMER HOUSE

MATERIAL INFORMATION MAPPLEWELL

TENURE:
Leasehold 983 years left

ADDITIONAL COSTS:
£100 ground rent p.a plus £160 p.a management approx

COUNCIL AND COUNCIL TAX BAND:
Wakefield Band D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway and garage

RIGHTS AND RESTRICTIONS:
None

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property during the current vendor's ownership.
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES MAPPLEWELL
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

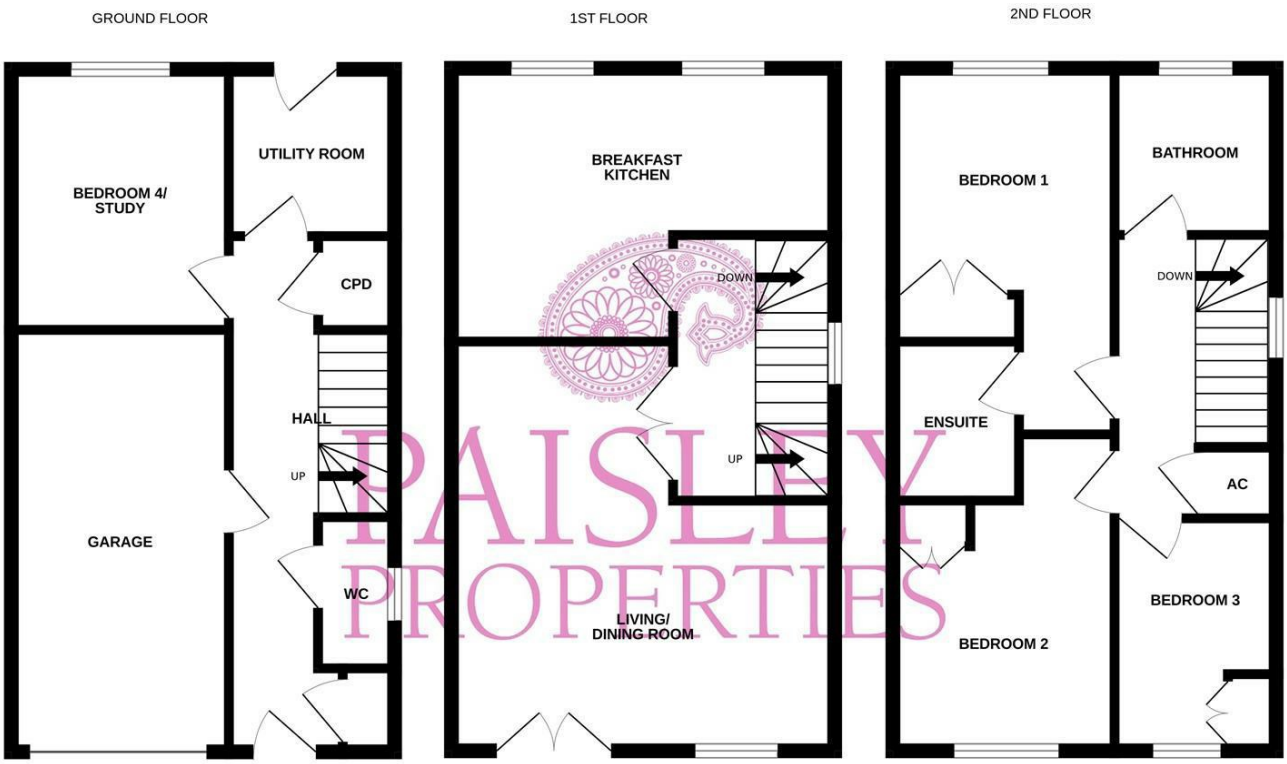
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES MAPPLEWELL
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES MAPPLEWELL
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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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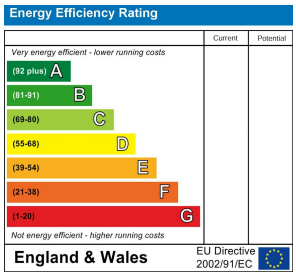

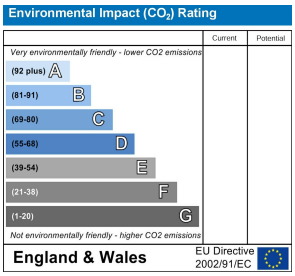

www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

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