

3 The Grange,
Woolley Grange S75 5QP

£400,000



THIS GENEROUSLY SIZED, SIX BEDROOM, FOUR RECEPTION ROOM DETACHED EXECUTIVE HOUSE HAS A DOUBLE DRIVE, DOUBLE GARAGE, FRONT AND REAR GARDENS AND IS READY FOR SOMEONE TO COME IN AND LOVINGLY MAKE IT A HOME.

FREEHOLD / COUNCIL TAX BAND: / ENERGY RATING: C

PAISLEY
PROPERTIES

ENTRANCE HALL 18'10" apx x 6'1" inc stairs

You enter the property through a composite door into an entrance hallway. Windows either side of the door let in natural light, stairs ascend to the first landing and doors lead through to the lounge, dining room, study, dining kitchen and understairs store.

**LOUNGE 17'8" plus bay x 11'4" max**

Positioned to the front of the property this generously sized lounge has a feature fireplace, shallow alcoves either side and a bay window which provides an outlook over the front garden. There is ample space for a range of freestanding furniture and a door leads to the entrance hall.



DINING ROOM 11'5" apx x 11'0" apx

This separate formal dining room can easily accommodate a table and chairs but would alternative make a fantastic snug or playroom if desired. French patio doors open into the conservatory and a further door leads to the entrance hall.



CONSERVATORY 9'10" apx x 9'6" apx

Providing the perfect place to sit and enjoy the garden from inside this well proportioned conservatory would comfortably house sitting room furniture and has glazing to three sides and French patio doors both to the garden and dining room. The room is completed with tiled flooring and a ceiling fan.



STUDY 7'8" apx x 7'2" apx

A perfect office space for anyone working from home, or for those with children wanting a private place for homework/revising this study sits to the rear of the property with a window overlooking the garden. There is black laminate flooring and a door which leads to the entrance hall.



DINING KITCHEN 18'3" apx x 10'3" apx

This large dining kitchen is fitted with grey wall and base units, black quartz style work surfaces with matching upstands and a sunken stainless steel one and a half bowl sink with mixer tap over. There is a double electric oven, microwave, five ring gas hob, extractor fan and integrated fridge freezer alongside space and plumbing for a freestanding dishwasher. To one end of the room there is space for a breakfast table and chairs, or comfy seating if you prefer, a rear facing window provides gardens views alongside there being spot lighting and tiled flooring. Doors lead to the entrance hall, garage and utility room.



UTILITY ROOM 5'8" apx x 5'7" apx

Conveniently positioned off the kitchen this utility is fitted with grey wall and base units, black roll top work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap. There is space for a washing machine and tumble dryer, the black tiled flooring continues through from the kitchen and a part glazed external door leads out onto the side patio. Internal doors lead to the downstairs W.C and dining kitchen.

DOWNSTAIRS W.C 5'11" apx x 5'8" apx

Comprising of a white pedestal hand wash basin with mixer tap and tiled splash back and a low level W.C this downstairs cloakroom has plenty of space for a freestanding storage unit or for housing outdoor coats and shoes. There is an obscure glazed rear facing window, black tiled flooring and a door which leads to the utility room.



UNDERSTAIRS CUPBOARD

This handy understairs store cupboard neatly houses the property's electrical fuse board and provides storage for household items.

FIRST FLOOR LANDING 19'9" apx x 7'8" inc stairs

Stairs rise from the entrance hall to the first floor landing which has a front facing window, second staircase which ascends to the second floor and doors leading to the four bedrooms and bathroom.



BEDROOM ONE 18'0" apx x 9'11" apx

An exceptionally well proportioned double bedroom this sits to the front of the property with two windows allowing natural light to flood in. The room has an abundance of space for freestanding bedroom furniture items but also boasts a separate dressing room and en-suite shower room which doors leading through to. A third door provides access to the landing.



EN-SUITE 7'8" apx x 5'8" apx

Fitted with a shower cubicle with glazed door and mains fed shower, pedestal hand wash basin with mixer tap and low level W.C this en-suite is partially tiled, has spot lighting, an obscure glazed side facing window and vinyl tile effect flooring. A door leads to the bedroom.

DRESSING ROOM 7'11" plus w'drobes x 3'10" plus w'drobes

This handy dressing room is located off bedroom one and is fitted with wardrobes providing lots of useful hanging space neatly away from the main bedroom. A door opens to the bedroom.



BEDROOM TWO 13'7" apx x 11'5" apx

This second double bedroom also benefits from an en-suite and is positioned to the front of the property with a window over looking the small cul-de-sac. There is room for a range of freestanding furniture, and doors lead through to the shower room and landing.

SECOND EN-SUITE 11'5" apx x 3'9"

Comprising of a three piece white suite including shower cubicle with mains fed shower and glazed door, pedestal hand wash basin with mixer tap and low level W.C this en-suite is partially tiled in decorative wall tiles, there is spot lighting, the room has a side facing obscure glazed window and vinyl tile effect flooring. A door leads to bedroom two.



BEDROOM THREE 16'3" apx x 10'2" apx

Another good sized double bedroom this is positioned to the rear of the property with two windows overlooking the garden. The room can comfortably accommodate a king size bed and accompanying furniture and has a door leading to the landing.



BEDROOM FOUR 11'5" apx x 11'1" apx

A fourth double room which enjoys an outlook over the garden from its window, this almost square room offers versatile options for where to house furniture and has a door leading to the landing.



HOUSE BATHROOM 7'8" apx x 6'4" apx

Crying out to be home to a luxurious house bathroom this space currently houses a bath, pedestal hand wash basin with mixer tap and low level W.C and is partially tiled. There is spot lighting, a rear facing obscure glazed window and door which leads to the landing.

SECOND FLOOR LANDING 4'9" apx x 4'5" apx

Stairs rise from the first floor landing to a second landing area where there are doors leading to two further bedrooms and an airing/store cupboard. The cupboard has the property's water cylinder within and still space to store household items or a storage unit if required. This top floor would make an incredible principal suite or teenage apartment style living accommodation.



BEDROOM FIVE 19'2" max x 16'6" max

This impressive second floor king size bedroom has angled ceilings with three Velux windows to one side, allowing natural light to cascade in, and a front facing window in the dormer to the other side making it a bright and spacious room tucked away from the other bedrooms. Doors lead to the en-suite and landing.



THIRD EN-SUITE 6'9" max x 5'8" apx

Comprising of a shower cubicle with mains fed shower and wall tiling around, pedestal hand wash with mixer tap and tiled splash backs and a low level W.C this en-suite provides convenient facilities to the top floor, has an angled ceiling and tile effect vinyl flooring. A door leads to the bedroom.



BEDROOM SIX / TOP FLOOR SITTING ROOM 18'3" apx x 14'9" apx

Offering flexible additional space this room could easily accommodate a range of either bedroom furniture if a sixth bedroom was required or sitting room furniture if top floor contained apartment style living was required. It would also make a wonderful dressing room/work space to enhance the fifth bedroom. There are three Velux windows in the angled ceiling and a door which leads to the landing.

DOUBLE GARAGE AND DRIVE

A double width driveway provides off road parking for two vehicles side by side and sits in front of a double garage. The garage has two up and over doors and discreetly houses the property's central heating boiler. There is light and power and an internal door leads into the dining kitchen.

FRONT GARDEN

To the front of the property is a lawned garden with mature hedge boundary. A path leads up to the front door and there is access down one side of the property to the rear garden.

REAR GARDEN

Mainly laid with a large patio, perfect for outdoor furniture, this fully enclosed space also has deep borders and an artificial turf lawn. Mature planting add to the privacy and a side gate gives access to the front of the property.



AGENTS NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again 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

Paisley Properties 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.

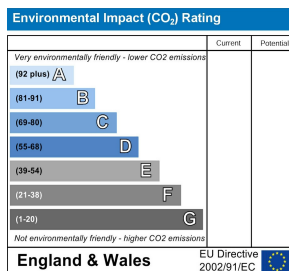
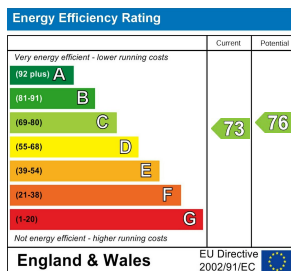
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Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage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

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

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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