



\*\*NO ONWARD CHAIN\*\* THIS SUPERB THREE STOREY SEMI-DETACHED FIVE BEDROOM HOUSE HAS BEEN WELL MAINTAINED OVER THE YEARS. SITTING IN A PROMINENT POSITION ON THE PRESTIGIOUS WOOLLEY GRANGE DEVELOPMENT IT BENEFITS FROM A BEAUTIFUL REAR GARDEN WITH A SHED FOR STORAGE AND DRIVEWAY PARKING.  
LEASEHOLD - MANAGEMENT FEES APPLY / COUNCIL TAX BAND D / ENERGY RATING C

## **ENTRANCE HALLWAY 16'0" x 3'5"**

You enter the property through a part glazed composite door into this welcoming entrance hall which has an abundance of space to remove outdoor clothing and footwear. A carpeted staircase ascends to the first floor landing and the space is decorated neutrally with mocha carpet underfoot. Doors lead through to the downstairs W.C, living kitchen and downstairs bedroom.

## **DOWNSTAIRS W.C. 2'11" x 6'2" max**

Handily located just inside the entrance to the property this downstairs W.C. is fitted with a low level white W.C. and matching pedestal wash basin with mixer tap and white tiled splashback. There is mocha carpet underfoot and a flush light fitting. An obscure window allows natural light into the room and a door leads to the hallway.



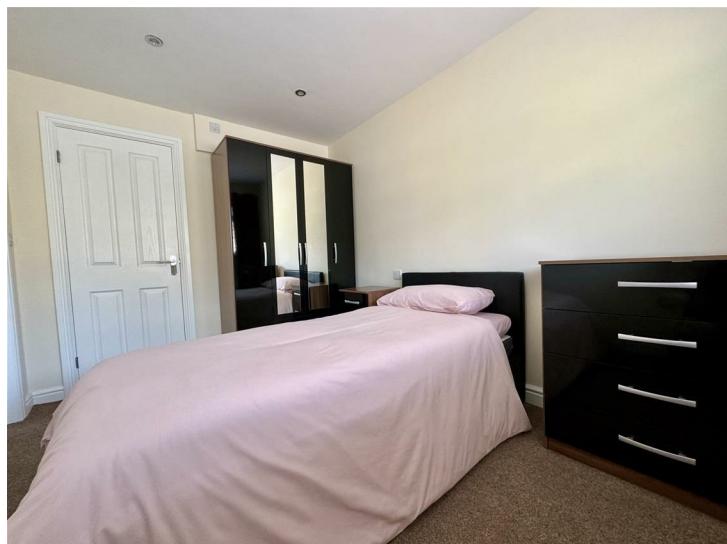
## **LIVING KITCHEN 15'8" x 15'8" max**

This fabulously spacious living kitchen is located to the rear of the property and is just flooded with natural light courtesy of a set of French doors which open out to the garden bringing the outside in. This space really is the heart of the home with a kitchen and dining area but also space for living room furniture alongside. The kitchen has wood effect base and wall units with mottled laminate worktops, beige tiled splashbacks and a stainless steel one and a half bowl sink and drainer with mixer tap over. Cooking facilities comprise of a gas hob with a stainless steel extractor fan over and a self clean electric fan oven. There is space for a tall fridge freezer and space and plumbing for a washing machine and dishwasher. There is mocha carpet running underfoot and spotlights to the ceiling. A door leads to the hallway.



### **DOWNSTAIRS BEDROOM 8'2" x 11'8" max**

This downstairs bedroom provides accessible living accommodation on the ground floor, it is a good sized double bedroom which has neutral décor, carpet underfoot and a window looking out to the front. Doors lead to the ensuite shower room and hallway.



### **ENSUITE 3'11" x 8'3" max**

This contemporary ensuite shower room is fitted with a white vanity unit with integrated handwash basin, a low level W.C. and a double walk in shower enclosure equipped with a thermostatic mixer shower. There is carpet underfoot. A door leads to the bedroom.



### **FIRST FLOOR LANDING 3'2" x 10'7"**

A carpeted white painted staircase ascends from the entrance hall to the first floor landing which has a window allowing natural light to flood in. Doors lead to the lounge, bedroom and house bathroom whilst a further carpeted staircase continues to take you to the second floor landing.

### **LOUNGE 15'9" x 14'3" max**

This light and airy L-shaped lounge is located on the first floor so it is the perfect place to relax particularly in the evenings, it also has French doors leading out onto a long balcony which would be perfect for furniture and gives a lovely outdoor space with views. The room has ample space for lounge furniture, neutral décor and mocha carpet underfoot. A door leads to the landing.



## **BEDROOM TWO 12'11" x 10'2" max**

This spacious double bedroom has a front facing window offering lovely far reaching views across to Emley Moor Mast. The room is neutrally decorated and has mocha carpet underfoot. A door leads to the landing.



## **HOUSE BATHROOM 6'8" x 6'5" max**

Positioned to the front of the property with an obscure window letting natural light in, this contemporary bathroom is partially tiled with white tiles and fitted with a white three piece suite comprising a low level W.C., pedestal basin with mixer tap over and a bath with a shower attachment mixer tap offering showering facilities. Mocha carpet runs underfoot and there is a flush LED light fitting completing the scheme. A door leads to the landing.



## **SECOND FLOOR LANDING 7'7" x 3'1" max**

A staircase with a side facing window ascends from the first floor landing to the second floor which has a hatch allowing access to the loft which has a ladder and is boarded for storage. Doors lead to the three bedrooms.

## **BEDROOM ONE 8'6" x 11'9" max**

Located to the front of the property again with a window offering far reaching views, this fabulous double bedroom has ample space for freestanding bedroom furniture items. There is mocha carpet underfoot and a pendant light. A cupboard houses the property's hot water cylinder and doors lead to the ensuite and landing.



### **ENSUITE 6'3" x 5'2" max**

This contemporary ensuite shower room is fitted with a white pedestal hand wash basin with mixer tap, a matching low level W.C. and a step in shower enclosure with a thermostatic mixer shower. The room is partially tiled with beige tiles. A chrome towel radiator and mocha carpet underfoot completes the room. A door leads to the bedroom.



### **BEDROOM THREE 8'7" x 12'4" max**

Located to the rear of the property with a window overlooking the garden, this double bedroom has space for freestanding bedroom furniture and mocha carpet underfoot. A door leads to the landing.



#### **BEDROOM FOUR 6'10" x 7'10" max**

This good sized bedroom has space to accommodate a single bed and accompanying bedroom furniture or alternatively it would make a great home office or hobby room. The room has neutral décor and mocha carpet underfoot with a window looking out over the garden. A door leads to the landing.



## EXTERIOR

The property sits on a good sized plot and benefits from driveway parking to the front. A path runs down the side of the property to a timber gate which gives access to the rear garden which really is something special. The garden is well maintained with established shrubs to the perimeter, a lawned area and a paved patio adjacent to the house which is just perfect for garden furniture and al fresco dining. A garden shed offers some storage.





## **MATERIAL INFORMATION**

TENURE: LEASEHOLD - 998 YEARS FROM 1 JAN 2005.

ADDITIONAL PROPERTY COSTS: £100 GROUND RENT PER ANNUM AND APPROX £200 MAINTENANCE FEE.

COUNCIL AND COUNCIL TAX BAND TAX: WAKEFIELD BAND D

PROPERTY CONSTRUCTION: STONE

PARKING: DRIVEWAY

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile - PROVISION ON THE ESTATE FOR ULTRAFAST FIBRE BROADBAND - GOOD MOBILE SIGNAL

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: ONLY DOMESTIC ANIMALS TO BE KEPT AT THE PROPERTY. NO CARAVANS ON DRIVEWAYS.

FLOOD & EROSION RISK: VERY LOW RISK.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: PLANNING FOR FURTHER HOUSES CLOSE BY - WILL NOT DIRECTLY AFFECT THE PROPERTY.

PROPERTY ACCESSIBILITY & ADAPTATIONS: GARAGE CONVERSION TO DOWNSTAIRS BEDROOM ACCOMMODATION AND WASHING FACILITIES.

COAL AND MINEFIELD AREA: HISTORIC MINING AREA

### **~ Agent 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 ~**

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.

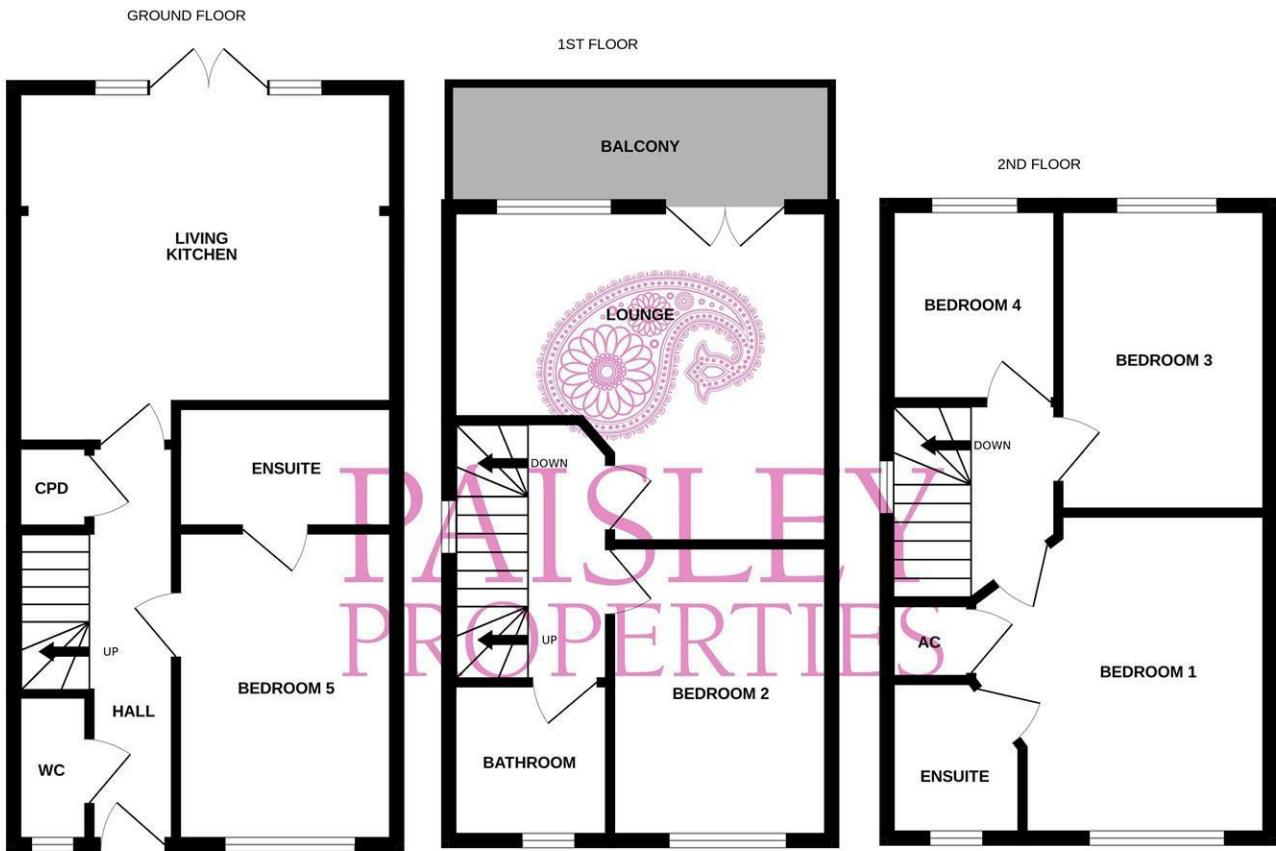
### **~ Paisley Mortgages ~**

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. \*

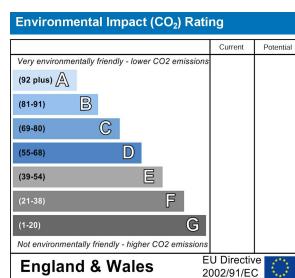
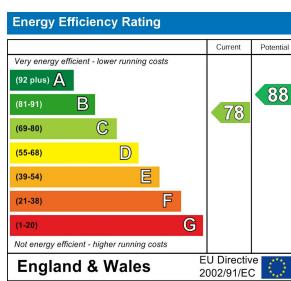
### **~ Paisley Surveyors ~**

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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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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