

7 Henry Moore Court,  
Woolley Grange S75 5QS

£495,000



OFFERING SPACIOUS ACCOMMODATION OVER THREE FLOORS THIS MAGNIFICENT FIVE BEDROOM, THREE BATHROOM DETACHED FAMILY HOME SITS ON THE PRESTIGIOUS WOOLLEY GRANGE DEVELOPMENT AND IS JUST READY TO MOVE INTO. IT BENEFITS FROM EXCELLENT ROOM SIZES, INTEGRATED NETWORK AND SOUND SYSTEM, SOUTH FACING GARDEN, DRIVEWAY PARKING FOR NUMEROUS CARS AND AN EXCEPTIONAL DOUBLE GARAGE WITH ONE REMOTE ELECTRIC DOOR AND ONE MANUAL DOOR.

LEASEHOLD (GROUND RENT & MANAGEMENT FEES APPLY) / COUNCIL TAX BAND F / ENERGY RATING C

PAISLEY  
PROPERTIES

### **HALL 16'0" x 6'10" max**

You enter the property through a timber front door into the welcoming hallway with natural light brought in by the double glazed window to the side of the door. There is 22mm engineered oak flooring, designer grey wall mounted radiator, carpeted stairs leading to the first floor and there is a combination of inset spotlight and pendant lighting. Internal doors lead to the lounge, ground floor WC, kitchen and dining area.



### **GROUND FLOOR WC 5'8" x 2'10"**

Having a two piece suite in white consisting of a pedestal wash basin with mixer tap and twin flush low level WC. The engineered oak flooring flows from the hallway, there is an automatic ceiling light and extractor fan. A designer wall mounted radiator gives the room heating and an internal door leads to the hallway.



### **LOUNGE 21'5" x 11'3"**

Fabulous double aspect living room with natural light bathing the room from the double glazed window to the front. There is carpet flooring underfoot, two wall mounted radiators, angled spotlights and two ceiling speakers add a touch of class and individuality. French doors lead to the conservatory and an internal door leads to the hallway.



### **CONSERVATORY 10'7" max x 10'5"**

This practical multi function room is a great addition, brick built with double glazed windows bringing in natural light and giving views of the garden. There is laminate flooring, power sockets, light, electric radiator and two wall mounted 'Bose' speakers. French doors lead to the garden and the lounge.



### **DINING KITCHEN 24'8" x 10'4"**

Exceptional space, improved hugely by the present owners by opening the kitchen into the dining room. The kitchen itself has a good range of wall and base units with a high gloss white finish, complimentary granite worktops with inset one and a half bowl stainless steel sink, mixer tap with pull out feature hose and matching granite splashbacks. Integral appliances come in the form of double electric oven, ceramic hob with curved glass and stainless steel extractor hood over, upright fridge freezer and dishwasher. The engineered oak flooring continues from the hallway, there is again a combination of inset and ceiling lighting and natural light comes from the double glazed window to the rear which overlooks the garden. Additional natural light comes from the double glazed window to the front, there is a designer wall mounted radiator and wall mounted electric fire. There are high level fittings for a TV and four ceiling speakers. Internal doors lead to the hallway and utility room.





### **UTILITY ROOM 6'8" x 5'8"**

Convenient room located next to the kitchen and having a range of wall and base units with a white gloss finish, complimentary worktops, stainless steel sink with mixer tap and tiled splashbacks. There is plumbing for a washing machine, wall mounted radiator with natural light coming from the double glazed window to the rear and enhanced by the double glazed composite door giving access to the garden. There is engineered oak flooring, an extractor fan and an internal door leads to the kitchen.



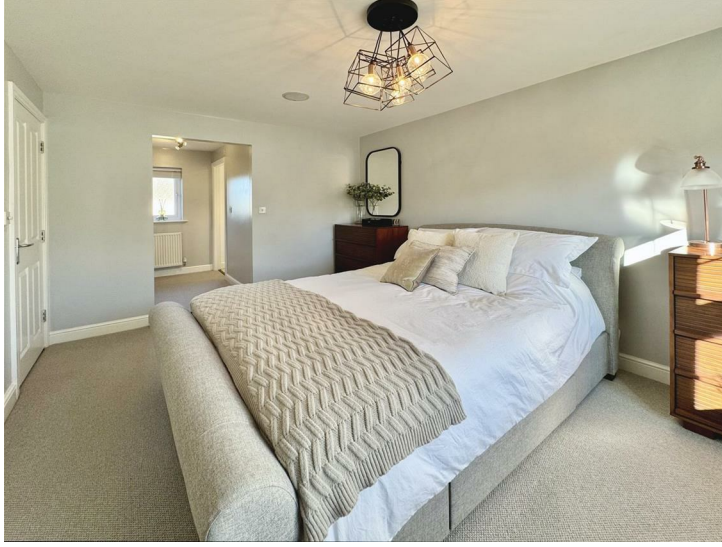
### FIRST FLOOR LANDING

A carpeted staircase with a white painted balustrade ascends to the first floor landing which is light and airy. There is carpet flooring, a wall mounted radiator and a further carpeted staircase ascends to the second floor. Internal doors lead to the three first floor double bedrooms and house bathroom.



### **BEDROOM ONE 13'8" x 10'3"**

This neutrally decorated, spacious double bedroom is located to the front of the property and benefits from a double glazed window which flood the room with natural light and looks out onto the quiet cul de sac. There is ample space for freestanding bedroom furniture and also a fabulous walk in dressing area. There is carpet flooring, a wall mounted radiator and ceiling lighting. An internal door leads to the landing and an open doorway leads to the dressing area.



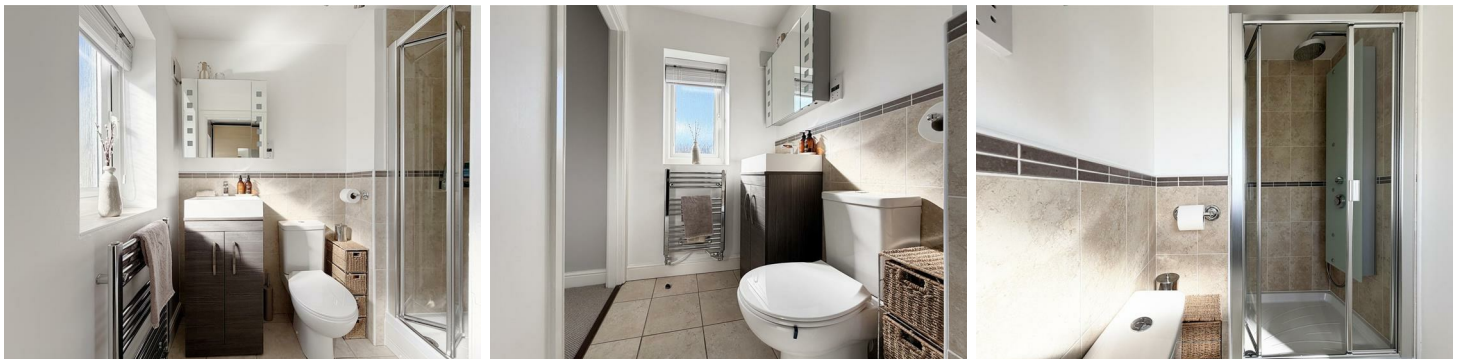
### **DRESSING AREA 9'0" x 5'4" to rear of robes**

Invaluable extra space having a full wall of wardrobes with part mirrored sliding doors, double glazed window bringing in natural light, carpet flooring, wall mounted radiator and ceiling spotlights. An internal door leads to the en suite and an open doorway to the the bedroom.



### **EN SUITE 7'3" x 4'3"**

Completing this fabulous master suite, the en suite has a three piece suite in white consisting of a tiled shower enclosure with thermostatic Totem shower having overhead rain shower and separate hose, vanity wash basin with storage and mixer tap and twin flush low level WC. A double glazed window with obscure glass brings in natural light, there is a chrome ladder radiator, ceiling spotlights and extractor fan. There is a tiled flooring and an internal door leads to the dressing area.



### **BEDROOM TWO 12'0" x 11'3"**

Excellent second double bedroom, situated at the front of the property with a double glazed window bringing in natural light. There is plenty of space for freestanding furniture in addition to the walk in wardrobe (formally designed as an en suite). There is carpet flooring, a wall mounted radiator and ceiling spotlights.



### **DRESSING ROOM 6'9" x 5'4"**

This was designed to be an en suite to the impressive second bedroom and still has the plumbing if it was needed. There is a double glazed window bringing in natural light with obscure glass, laminate flooring and a wall mounted radiator. An internal door leads to the bedroom.



### **BEDROOM THREE 10'5" max to rear of robes x 9'1"**

Third double bedroom on this floor, currently used as a gym however having plenty of space for freestanding bedroom furniture in addition to the bank of wardrobes with sliding part mirrored doors. There is carpet underfoot, ceiling spotlights and a wall mounted radiator. A double glazed window to the rear gives natural light and views of the garden and an internal door leads to the landing.



### **BATHROOM 11'0" x 5'8"**

Stylish first floor bathroom having a three piece suite in white consisting of a freestanding bath with floor mounted taps and shower hose attachment, vanity wash basin with storage and mixer tap and twin flush low level WC. There is tiling on the walls to dado height, inset ceiling spotlights and a chrome towel radiator. There is tiled flooring, an extractor fan and a double glazed window with obscure glass brings in natural light. An internal door leads to the landing.





## SECOND FLOOR LANDING

Carpeted stairs lead to the second floor landing having two eaves cupboards housing water tanks and home network cabinets but still providing useful storage space and dryer/airer functionality. There is carpet flooring, a wall mounted radiator and natural light coming in from the Velux window. Internal doors lead to the bathroom and both bedrooms on this floor.



## BEDROOM FOUR 13'7" limited headroom x 11'4"

Striking double bedroom, bathed in natural light via the double glazed dormer window and Velux window which has an integrated blind. There is carpet flooring, a wall mounted radiator and pendant lighting. An internal door leads to the landing.



### **BEDROOM FIVE 10'4" x 6'8"**

Final well proportioned bedroom, another room currently used as an office but with plenty of space for freestanding bedroom furniture. There is carpet flooring, a wall mounted radiator with natural light coming in via the double glazed dormer window. There is a very useful generously proportioned under eaves storage and an internal door leads to the landing.



### **SECOND FLOOR BATHROOM 7'0" x 6'7"**

Very beneficial room especially with the two well proportioned bedrooms on this floor with the whole space potentially being used as a top floor master suite, or for members of the family to have there own washroom. There is a three piece suite consisting of a panel bath with mixer tap and shower attachment, pedestal wash basin with mixer tap and twin flush low level WC. There is a double glazed Velux window bringing in natural light, a chrome ladder radiator, tiled flooring, extractor fan, tiling to the walls and ceiling lights. An internal door leads to the landing.



## **GARAGE AND DRIVEWAY**

There is a wealth of parking to the front, the side of the garage and the double garage. The garage itself is extremely clean and tidy, has power sockets, a painted floor, light and two doors, one of which can be remotely operated.



## GARDEN

To the front there is an area of planting with mature shrubs and tree with parking on the tarmac driveway for numerous cars in addition to the parking area to the side of the garage plus the garage itself. There is a PIR light installed adjacent to the front door and an additional PIR light at the side of the garage. There is secure gated access to the side leading to the rear garden which is bathed in sunlight for most of the day and consists of paved and gravel patio areas, well proportioned lawn and beautifully enclosed by tall hedge giving that touch of privacy. There is an outside tap, and external power points and a PIR flood light to complete this sumptuous family home.



## NETWORK SYSTEM

The property benefits from a Armour Home Systemline home network and multi room AV system seamlessly installed when the property was constructed. The system can be configured to suit the requirements of the end user. The original Systemline documentation will be provided but setup and configuration by an AV professional is recommended. The system briefly comprises: Cat5 Lan Points in Kitchen, Lounge, Bed 1, 2 and 5, Active Ceiling Speakers with IR passthrough in Kitchen, Dining Area, Lounge, Bed 1 and 2, Active Wall Mounted Bose Speakers in Conservatory, Main AV input panel in Lounge, Local AV Input panels in Kitchen, Bed 1 and Bed 2, High level TV points in Lounge, Dining Area, and Bed 1, HellermanTyton Network Cabinet housing Cat5 Patch Panel and Systemline Multizone AV Hubs

PLOT



**~ Material Information ~**

**TENURE:**

Leasehold- 999 Years with 980 years remaining

**ADDITIONAL COSTS:**

Management fee. £150 p.a Ground rent £100 p.a.

**COUNCIL AND COUNCIL TAX BAND:**

Wakefield F

**PROPERTY CONSTRUCTION:**

Standard brick and block

**PARKING:**

Double garage, driveway plus additional parking

**RIGHTS AND RESTRICTIONS:**

None

**DISPUTES:**

There have not been any neighbour disputes

**BUILDING SAFETY:**

Wall removed in the kitchen to open it up to the previous dining space

**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

**UTILITIES:**

Water supply - Mains

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 ~**

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.

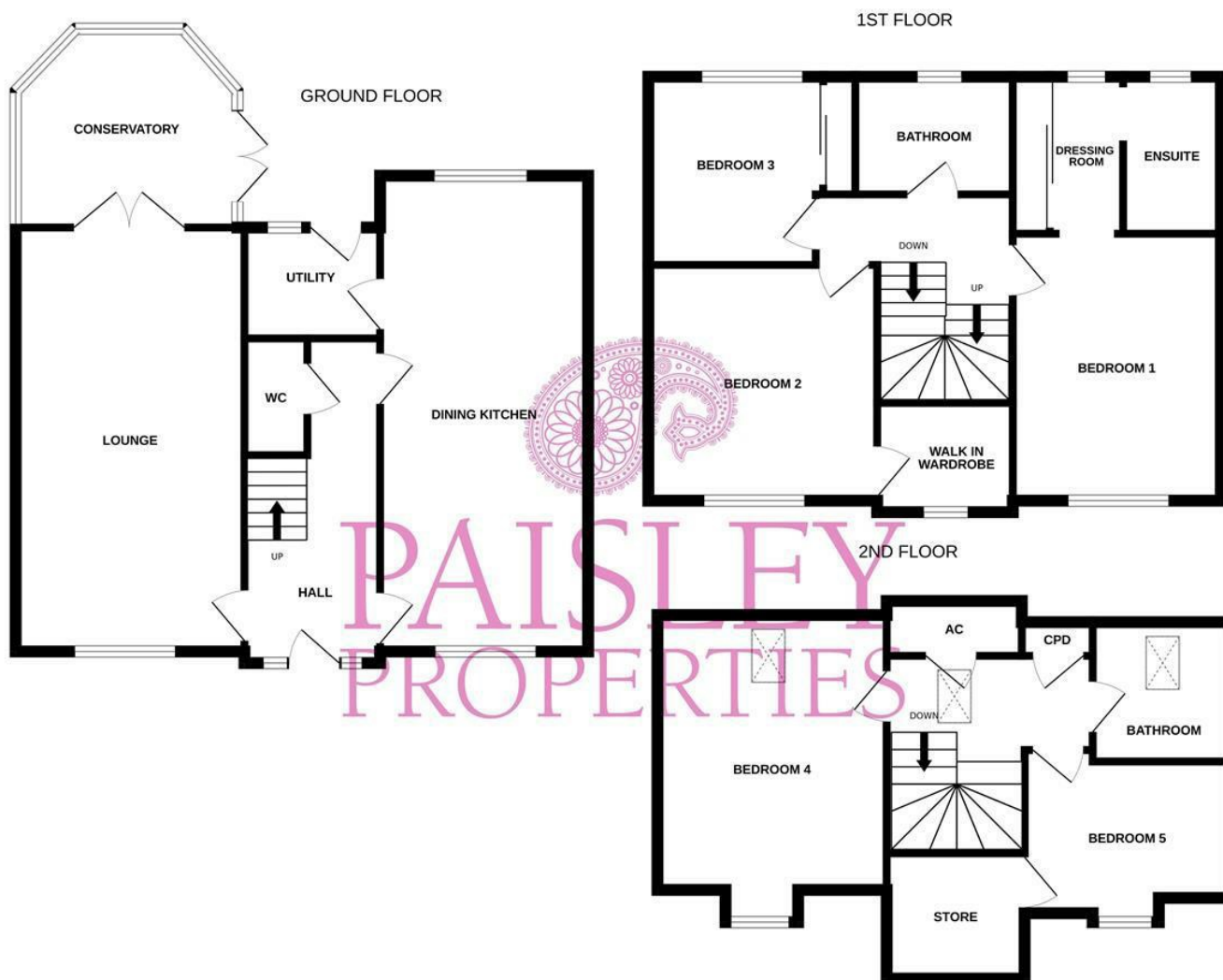
**~ Paisley Mortgages ~**

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.

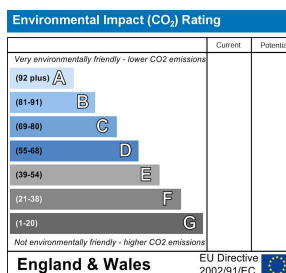
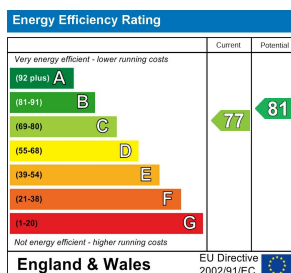
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**~ 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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**PAISLEY**  
PROPERTIES