

2 Spring Hill,  
Woolley Grange S75 5GY

OFFERS OVER  
£325,000



BEAUTIFULLY POSITIONED ON THE PRESTIGIOUS WOOLLEY GRANGE DEVELOPMENT, THIS FABULOUS THREE STOREY, FOUR BEDROOM SEMI DETACHED FAMILY HOME BENEFITS FROM A CONVERTED GARAGE, OPEN PLAN LIVING DINING KITCHEN, SEPARATE STORE AND UTILITY, ENCLOSED REAR GARDEN, ROOF TERRACE AND DRIVEWAY PARKING. THERE IS AN ENSUITE, HOUSE BATHROOM PLUS A WC ON EVERY FLOOR. THIS IS AN IMMACULATELY PRESENTED HOME AND A TRUE CREDIT TO ITS CURRENT OWNERS.

LEASEHOLD / COUNCIL TAX BAND D / ENERGY RATING TBA

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY 16'2" apx x 3'4" apx



You enter the property through a composite door into a welcoming entrance hallway, beautifully presented and setting the tone for the rest of the home. There is a handy understairs storage cupboard and stylish wood-effect flooring. Doors lead to the utility/storage room, WC cloakroom, and the impressive open-plan living kitchen diner, with a staircase rising to the first floor.

**DOWNSTAIRS WC 6'2"apx x 3'0" pax**



A useful downstairs WC fitted with a modern two-piece suite in white, comprising a pedestal wash basin with mixer tap and a low-level WC. There is a double glazed window with obscure glass, a column radiator, with the room being partially tiled in contemporary finishes. A door leads back through to the entrance hallway.

## UTILITY ROOM 6'10"apx x 8'4"apx



Another exceptionally useful space, located within the converted section of the original garage, offering a range of modern base units with complementary worktops and splashbacks. There is plumbing for a washing machine and space for a dryer. The room also provides excellent space for coats and shoe storage. Doors lead to the garage/additional storage area and back into the entrance hallway.

## **GARAGE /STORAGE SPACE 4'11"apx x 8'4"apx**

An additional space, useful for storage. There is a roller garage door. Doors lead back to the utility room.

## KITCHEN DINER 15'7"apx x 15'8"apx



Magnificent, beautifully presented open-plan space featuring a stunning bespoke kitchen. The kitchen is fitted with modern handle less wall and base units, complemented by modern wood effect worktops and a feature one-and-a-half bowl sink with mixer tap. It boasts AEG integrated double oven, induction hob with extractor fan, Bosch dishwasher, a full-length Siemens fridge with Bosch half freezer, and a stylish brick slip splashback. There's ample room for a dining table and seating. French doors open to the garden, enhanced by side double-glazed panels that flood the space with natural light. An internal door leads conveniently to the hallway. A truly show-stopping, modern kitchen perfect for contemporary living



### FIRST FLOOR LANDING 10'7"apx x 6'9"ax

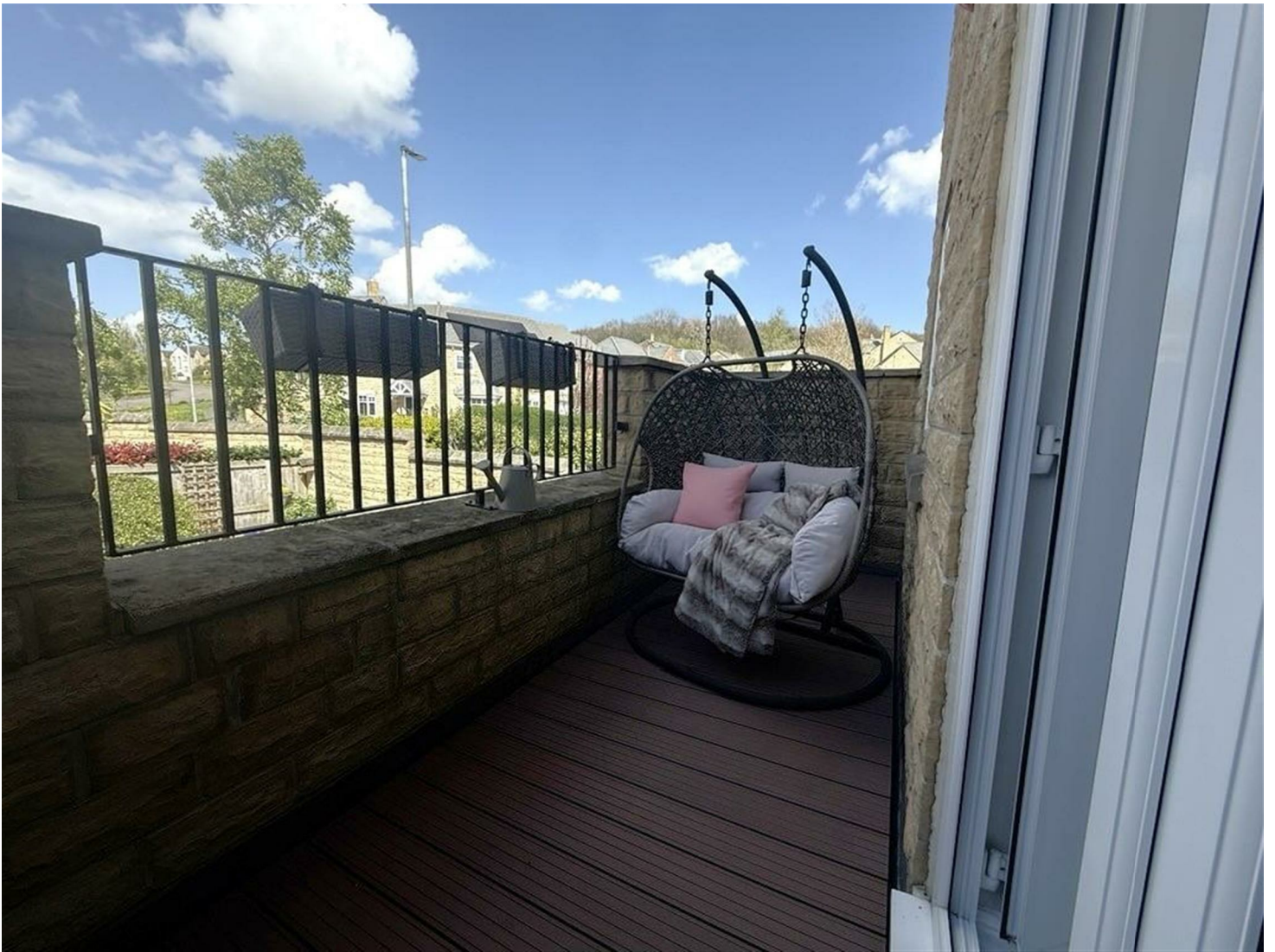


A carpeted staircase leads from the hallway to the first floor landing, with feature window. Internal doors lead to the lounge, bedroom four and house bathroom.

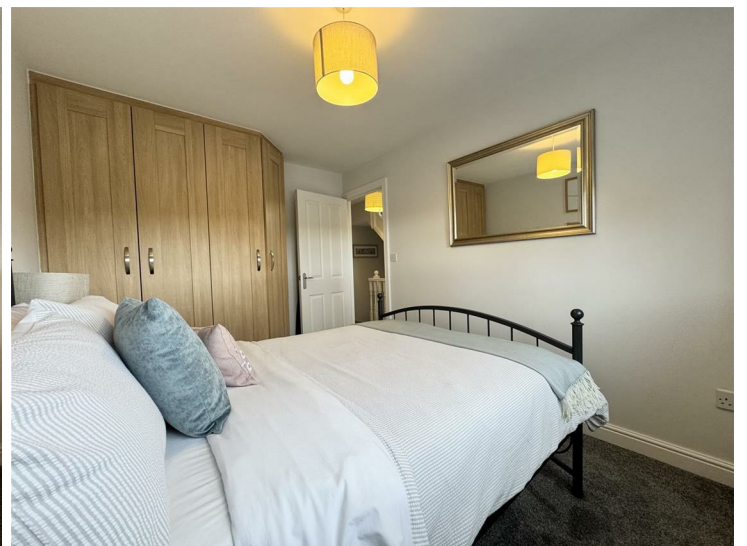
### LOUNGE / ROOF TERRACE 15'9"apx x 13'5"apx



Well-proportioned, superb 'L'-shaped living room, beautifully presented and featuring a delightful roof terrace/balcony with views over the rear garden. A window further enhances the light and outlook, creating a perfect space for relaxing. Doors lead to the first floor landing.



**BEDROOM FOUR 11'10"apx x 8'8"apx**



This lovely front-facing double bedroom enjoys views over the village green and beyond and features fitted wardrobes. Finished in neutral décor, the room is bright and inviting. Doors lead to the first floor landing.

## HOUSE BATHROOM 6'8"apx 6'4" apx



A stunning house bathroom at the front of the property, featuring a contemporary white suite. It includes a bath with overhead shower, complete with both rainfall and handheld attachments, a modern vanity with integrated sink and mixer tap, and a wall-hung toilet with stylish worktops. The room is enhanced by modern tiling and feature brick-effect tiles, while an obscured window ensures privacy. Spotlights complete the look, creating a bright and contemporary space. Doors lead to the first floor landing.

## SECOND FLOOR LANDING 6'9" max x 7'3"apx



A carpeted staircase with a white balustrade leads from the first-floor landing to the second-floor landing, which features a double-glazed window to the side at the top of the stairs. There is access to the fully boarded loft via a ladder, and internal doors provide access to the three bedrooms on this floor.

## **BEDROOM TWO 12'4"apx x 8'7"apx**



A generous and inviting double bedroom to the rear of the property, offering ample space for freestanding furniture. Finished in neutral décor, the room is bright and airy, with a window overlooking the garden. Doors lead to the second-floor landing.

## **BEDROOM THREE / HOME OFFICE 8'0"apx x 6'9"apx**



A beautifully presented room, currently used as an office, which would easily accommodate a single bed. A double-glazed window to the rear provides views over the garden. Doors lead to the second floor landing.

## BEDROOM ONE - MASTER 12'0"apx x 12'9"apx



A spacious, front-facing master double bedroom, offering excellent storage with a fitted wardrobe and ample space for additional freestanding furniture. A handy storage cupboard houses the combi boiler, with a Nest heating system conveniently controllable via your smartphone. Doors lead to the master en-suite and second floor landing.

**EN-SUITE 7'1" apx x 5'1"apx**



Adding to the wonderful master bedroom, this newly renovated ensuite is immaculate. It features a walk-in shower enclosure with feature tiling, a vanity sink unit with storage in a wood-effect finish and a modern mixer tap, a low-level WC, and tiled flooring. The ensuite is front-facing with an obscured window for privacy and includes a heated towel rail. Doors lead to the master bedroom.

## FRONT GARDEN AND PARKING



Driveway parking for one vehicle and a front store area with garage door, power, and lighting. An electric car charging point is installed. A small lawn is complemented by a feature gravel flower bed.

## REAR GARDEN



A beautifully landscaped, private, and fully enclosed garden, featuring outdoor tiles, stone gabions, and a raised sleeper bed. Mature shrubs enhance the space, with plenty of room to entertain or relax. Convenient side access via a gated entrance provides discreet bin storage, making this an amazing and versatile outdoor area



## **MATERIAL INFORMATION MAPPLEWELL**

TENURE: LEASHOLD

### ADDITIONAL COSTS:

£220 p.a service charge, £100 p.a Ground rent

### COUNCIL AND COUNCIL TAX BAND:

Wakefield Band D

### PROPERTY CONSTRUCTION:

Standard

### PARKING:

Driveway and garage

### RIGHTS AND RESTRICTIONS:

### 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**

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.

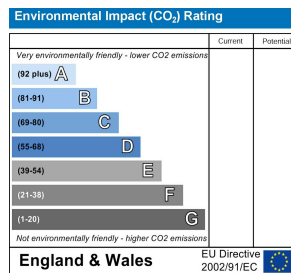
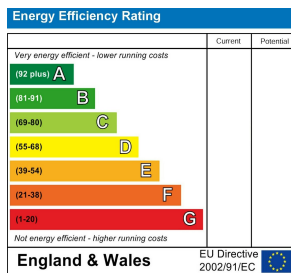
**PAISLEY PROPERTIES MAPPLEWELL**

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. \*



[www.paisleyproperties.co.uk](http://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

