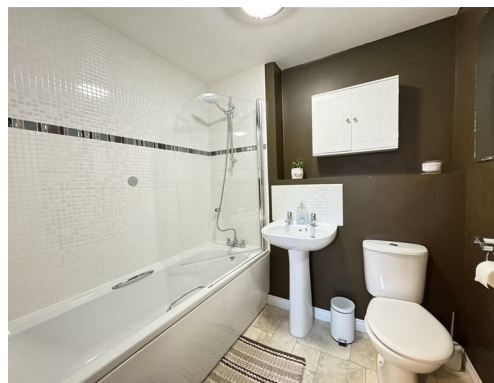


12 Maltby Avenue,  
Woolley Grange S75 5RY

OFFERS IN THE REGION OF  
£280,000



BEAUTIFULLY POSITIONED IN A CUL DE SAC WITHIN THE PRESTIGIOUS WOOLLEY GRANGE DEVELOPMENT THIS FABULOUS THREE STOREY FOUR BEDROOM SEMI-DETACHED FAMILY HOME BENEFITS FROM A DINING KITCHEN, EN SUITE TO MAIN BEDROOM, ENCLOSED REAR GARDEN, COVERED PARKING WITH ADDITIONAL SPACES.

LEASEHOLD / COUNCIL TAX BAND D / ENERGY RATING TBC

PAISLEY  
PROPERTIES

## LOBBY



You enter the property through a composite front door into the lobby area, useful for removing coats and shoes. Vinyl flooring runs underfoot, easy to keep clean, there is pendant ceiling lighting and stairs lead to the first floor. An internal door leads to the dining kitchen.

## DINING KITCHEN 18'0" x 9'4"



Superb kitchen diner having had more units installed to give even more storage plus a rearrangement, again giving more space. The kitchen consists of a great range of wall and base units, wood effect worktops with matching splashbacks and black composite sink with mixer tap. Integral appliances include an eye level oven and microwave, four ring gas hob with black extractor over, fridge freezer, dishwasher and washing machine. There is vinyl flooring underfoot, inset ceiling spotlights, a wall mounted radiator with a double glazed window to the front drawing in plenty of natural light. Internal doors lead to the lounge, ground floor WC and lobby.



**GROUND FLOOR WC 5'2" x 3'1"**



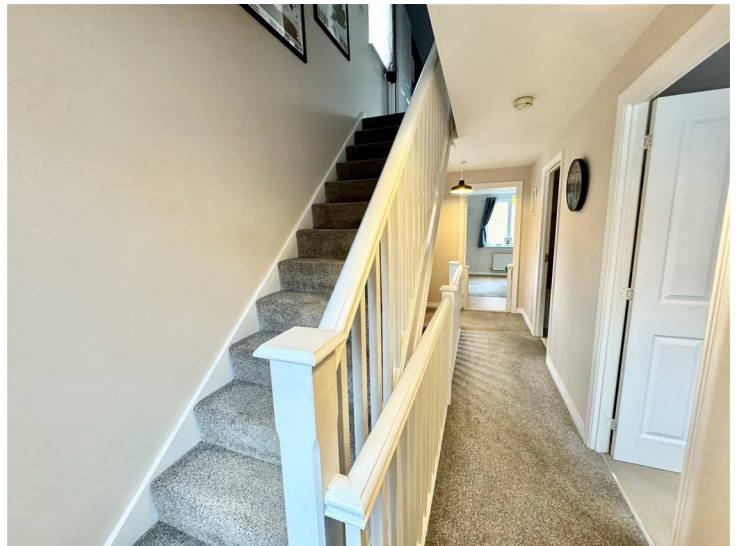
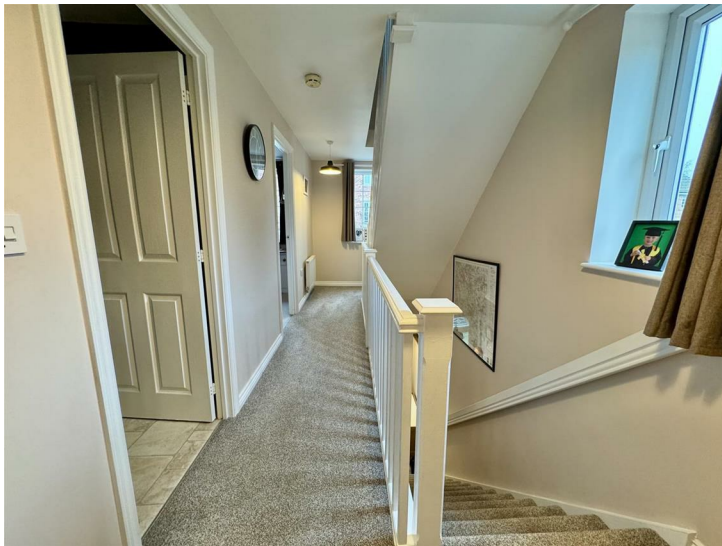
Handily placed off the kitchen and having a two piece suite in white consisting of a pedestal wash basin and twin flush low level WC. Tiling on the wall is to splash areas, there is a double glazed window bringing in natural light, a wall mounted radiator, ceiling light and extractor fan. An internal door leads to the kitchen.

### **LOUNGE 14'0" max x 12'10"**



Well proportioned living room with the French doors to the rear, in addition to the double glazed panels to the side, bathing the room with natural light in addition to giving access to the garden. The focal point of the room is the electric fire with wood mantelshelf, there is laminate flooring, a wall mounted radiator and ceiling lighting. An internal door leads to the dining kitchen.

### **FIRST FLOOR LANDING 18'2" x 6'3" max including stairs**



Stairs ascend from the lobby to this light and airy first floor landing with a double glazed window to the front bringing in lots of natural light. There is carpet flooring, two pendant ceiling lights, a wall mounted radiator and stairs lead to the second floor. Internal doors lead to the bathroom and both bedrooms on this floor.

## **BEDROOM TWO 9'10", 321'6" x 12'4"**



Generous double bedroom that could easily be used as the main bedroom. Located at the rear of the property, a double glazed window overlooks the garden, there is laminate flooring, a wall mounted radiator, pendant ceiling lighting and plenty of space for freestanding bedroom furniture. An internal door leads to the landing.

## **BEDROOM FOUR 11'1" 6'3"**



Situated at the front of the property, a double glazed window brings in natural light, there is carpet flooring, a wall mounted radiator, pendant ceiling lighting and plenty of space for freestanding bedroom or office furniture. An internal door leads to the landing.

## BATHROOM 6'8" x 5'6"



Having a three piece suite in white consisting of a panel bath with mixer tap and shower attachment, pedestal wash basin and twin flush low level WC. There is tiling on the walls to splash areas, a wall mounted radiator, ceiling lighting, an extractor fan and vinyl flooring runs underfoot. An internal door leads to the landing.

## SECOND FLOOR LANDING



Stairs ascend from the first floor landing to this second floor landing having carpet flooring, double glazed window, wall mounted radiator and access to the loft space. Internal doors lead to both bedrooms.

**BEDROOM ONE 15'4" x 12'11" max including en suite**



Superb main bedroom, situated on the top floor with the double glazed window flooding the room with natural light. There is more than sufficient space for freestanding bedroom furniture, laminate flooring runs underfoot, there is a wall mounted radiator and pendant lighting. Internal doors leads to the en suite and second floor landing.



### EN SUITE 7'6" x 4'9"



Having a three piece suite in white consisting of a double shower enclosure with thermostatic shower, pedestal wash basin and twin flush low level WC. There is tiling on the walls to splash areas plus the shower, a wall mounted radiator, ceiling lighting, an extractor fan and vinyl flooring runs underfoot. An internal door leads to the bedroom.

### BEDROOM THREE 11'9" x 9'3"



Another excellent double bedroom, situated on the top floor with the double glazed window to the front drawing in natural light. There is plenty of space for freestanding bedroom furniture, carpet flooring runs underfoot, there is a wall mounted radiator and pendant lighting. The boiler cupboard is located here and an internal door leads to the second floor landing.

## GARDENS



There is a lawn area to the front with a path leading to the front door and gated side access to the rear. The rear, compact, landscaped garden has a nice mixture of lawn and patio areas attracting the afternoon and evening sun.

## PARKING



There is an assigned space in the modern car port area. In addition to this there is parking directly in front of the property.

### **~ Material Information ~**

TENURE: LEASEHOLD

ADDITIONAL PROPERTY COSTS: £100 P.A GROUND RENT & APPROX £200 P.A. MANAGEMENT FEE

COUNCIL AND COUNCIL TAX BAND TAX: WAKEFIELD D

PROPERTY CONSTRUCTION: BRICK

PARKING: CAR PORT

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Central Heating

\*Broadband & Mobile - Giga & 5G

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: NONE

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

COAL AND MINEFIELD AREA: HISTORICAL 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.

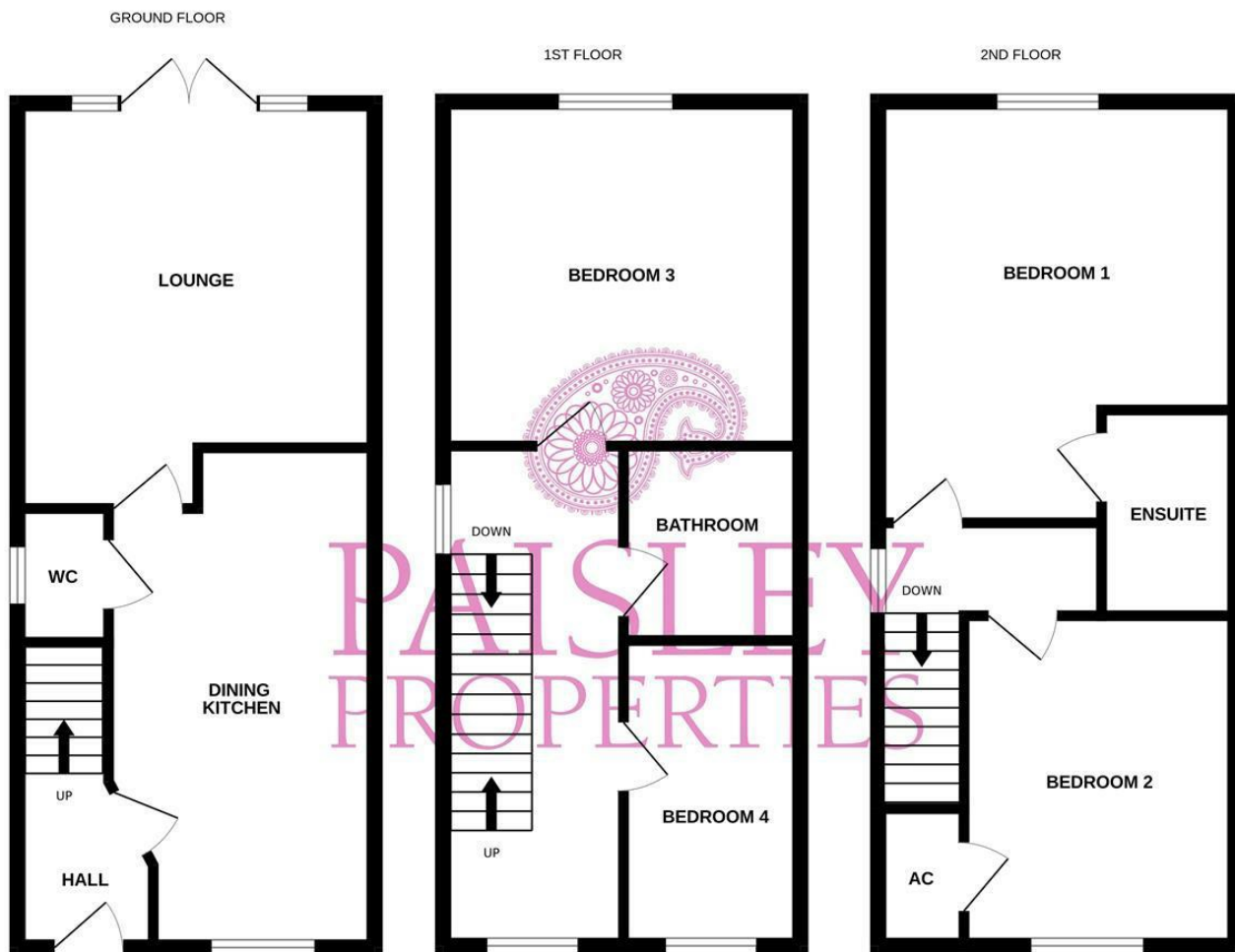
### **~ Paisley Mortgages ~**

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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

2002/91/EC



Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

England & Wales

2002/91/EC



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