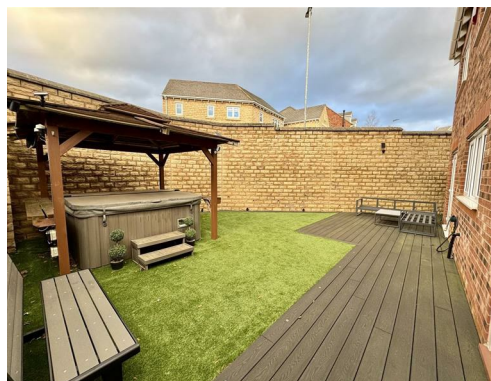


3 Rosefield Avenue,
Woolley Grange S75 5FG

OFFERS IN THE REGION OF
£367,500



MODERN DETACHED HOUSE ON A CORNER PLOT WITH AN OPEN ASPECT TO THE FRONT. CONTEMPORARY DINING KITCHEN WITH APPLIANCES AND A UTILITY ROOM, TWO RECEPTION ROOMS, A MODERN BATHROOM, REFURBISHED EN SUITE, AND WC, PLUS FOUR DOUBLE BEDROOMS. DRIVEWAY PARKING AND GARAGE, ALONG WITH LOW-MAINTENANCE GARDENS FEATURING A JACUZZI SPA BATH UNDER A COVERED PERGOLA.

LEASEHOLD / COUNCIL TAX BAND E/ ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 13'3" apx x 6'1"



You enter the property via a modern double glazed steel door into this welcoming hallway with space to remove coats and shoes. Natural light comes through the door panel plus double glazed panels to the side of the door, there is an entrance mat, carpet flooring, a wall mounted radiator, understairs cupboard and inset ceiling spotlights. A staircase leads to the first floor, internal doors lead to the garage, lounge and breakfast kitchen.

LOUNGE 16'6" apx x 10'6"



Generous sized living room, situated at the front of the house with plenty of natural light coming in from the double glazed window which also allows open views. There is carpet flooring, a wall mounted radiator, ceiling lights, wall lights with glazed double doors leading to the dining room. An internal door leads to the hallway.

DINING ROOM 10'6" apx x 8'3" apx



Useful extra reception space, set up as a dining room but with multi function use. There are double glazed French doors which bath the area with natural light and give access to the garden. There is carpet flooring, a wall mounted radiator and a ceiling light. An internal door leads to the kitchen.

BREAKFAST KITCHEN 11'5" apx x 10'6" apx



A very light and bright room with the double glazed window to the rear giving views of the garden and drawing in natural light. The kitchen consists of a range of white wall and base units, complimentary worktops with matching splashbacks and one and a half bowl sink with mixer tap. Integral appliances come in the form of a double oven, five ring gas hob with stainless steel extractor hood over, upright fridge freezer and dishwasher. There is tiled flooring, a wall mounted radiator, room for a table and chairs and inset ceiling spotlights. An internal door leads to the utility room.

UTILITY ROOM 6'3" apx x 5'8" apx



Separate utility room with a range of wall and base units, worktop and splashbacks matching the ones in the kitchen. There is a stainless steel sink with mixer tap, plumbing for a washing machine, wall mounted radiator with the tile flooring flowing from the kitchen into this space and into the ground floor WC. A glazed external door leads to the garden and an internal door to the WC.

DOWNSTAIRS WC 5'7" apx x 4'0"



Having a two piece suite in white consisting of a pedestal wash basin and twin flush low level WC. There is a tiled flooring underfoot, a wall mounted radiator, ceiling lighting and an extractor fan. An internal door leads to the utility room.

FIRST FLOOR LANDING



Stairs ascend from the hallway to the first floor landing having carpet flooring, ceiling lighting, access to the loft and boiler cupboard. Internal door leads to all the bedrooms and house bathroom.

BEDROOM ONE 15'7" max to rear of robes x 10'11" apx



Excellent size principle bedroom having great storage in the form of two fitted double wardrobes, in addition to having space for freestanding bedroom furniture. There is carpet flooring, a wall mounted radiator plus one of the stand out features, which is the superb open views to the front via the double glazed window. There is ceiling lighting and internal doors lead to the en-suite and landing.

ENSUITE 7'1" into shower x 6'3"



Beautifully refurbished to a high standard having a shower enclosure with thermostatic shower and a vanity unit incorporating a wash basin with mixer tap and close coupled WC. The walls are tiled to full height, there is quality LVT flooring, a great towel radiator and extractor fan. A double glazed window with obscure glass brings in natural light, there are inset ceiling spotlights and an internal door leads to the bedroom.

BEDROOM TWO 16'2" apx x 8'3"

Well proportioned second double bedroom, again situated at the front of the property benefitting from those open views via the double glazed window. There is plenty of space for freestanding bedroom furniture, carpet flooring, a wall mounted radiator and ceiling lighting. An internal door leads to the landing.

BEDROOM THREE 11'5" apx x 9'10" apx



Well presented third double bedroom, this time located at the rear of the property with views of the garden via the double glazed window. There is plenty of space for freestanding bedroom furniture, carpet flooring, a wall mounted radiator and ceiling lighting. An internal door leads to the landing.

BEDROOM FOUR 9'10" x 7'10"



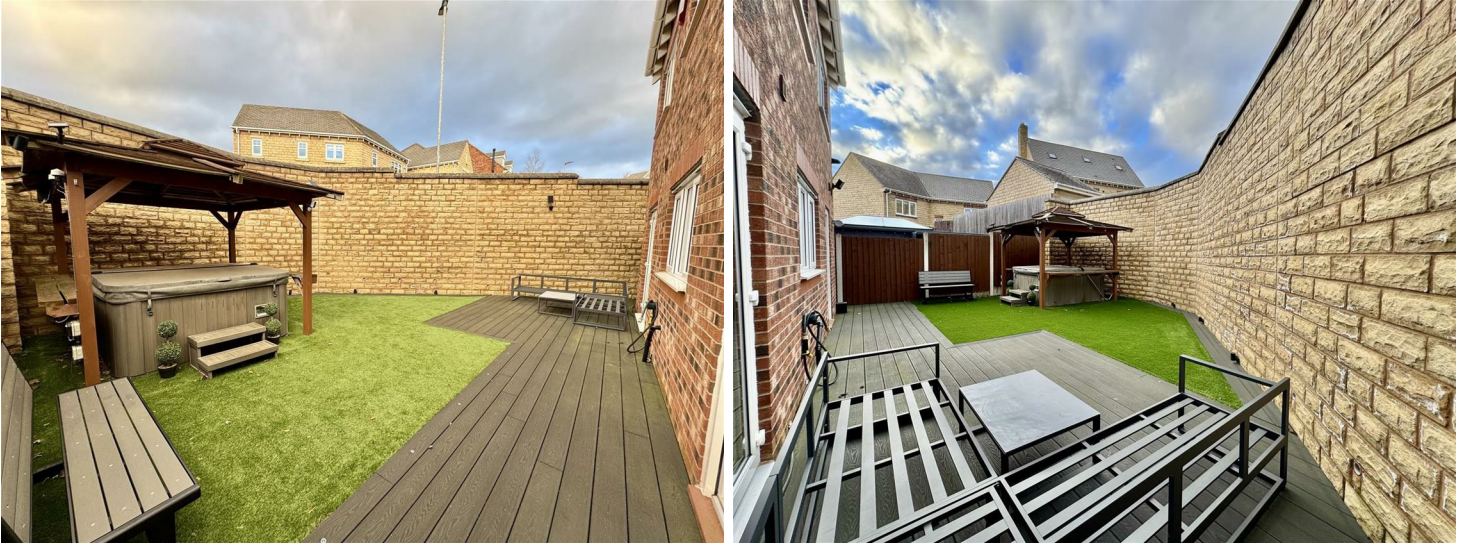
Fourth bedroom and again a double, located at the rear with a view of the garden via the double glazed window. There is plenty of space for freestanding bedroom furniture, carpet flooring, a wall mounted radiator and ceiling lighting. An internal door leads to the landing.

HOUSE BATHROOM 7'9" apx x 5'8" apx



House bathroom having a three piece suite in white consisting of a panel bath with mixer taps and thermostatic shower over plus a glass screen, pedestal wash basin with mixer tap and twin flush low level WC. There is tiling on the walls to splash areas plus full height around the bath, a heated towel radiator, cushion vinyl flooring, ceiling lights and an extractor fan. A double glazed window with obscure glass drawn in natural light and internal door leads to the landing.

EXTERIOR



The property is located on a corner plot with open aspect to the front. There is a double driveway leading to a garage with power and light plus personnel door. The rear garden is low maintenance with composite decking and artificial turf and external lighting having a focal point Jacuzzi J230 5 person hot tub with multi jets, waterfall feature and adjustable mood lighting located under a covered pergola. There is a further side garden with 2 sheds. There is an external tap.



MATERIAL INFORMATION

LEASEHOLD: 977 years remaining, £100 p.a ground rent and £230 p.a management fee

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:

Wakefield Band E

PROPERTY CONSTRUCTION:

Standard

PARKING:

Driveway

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.

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.

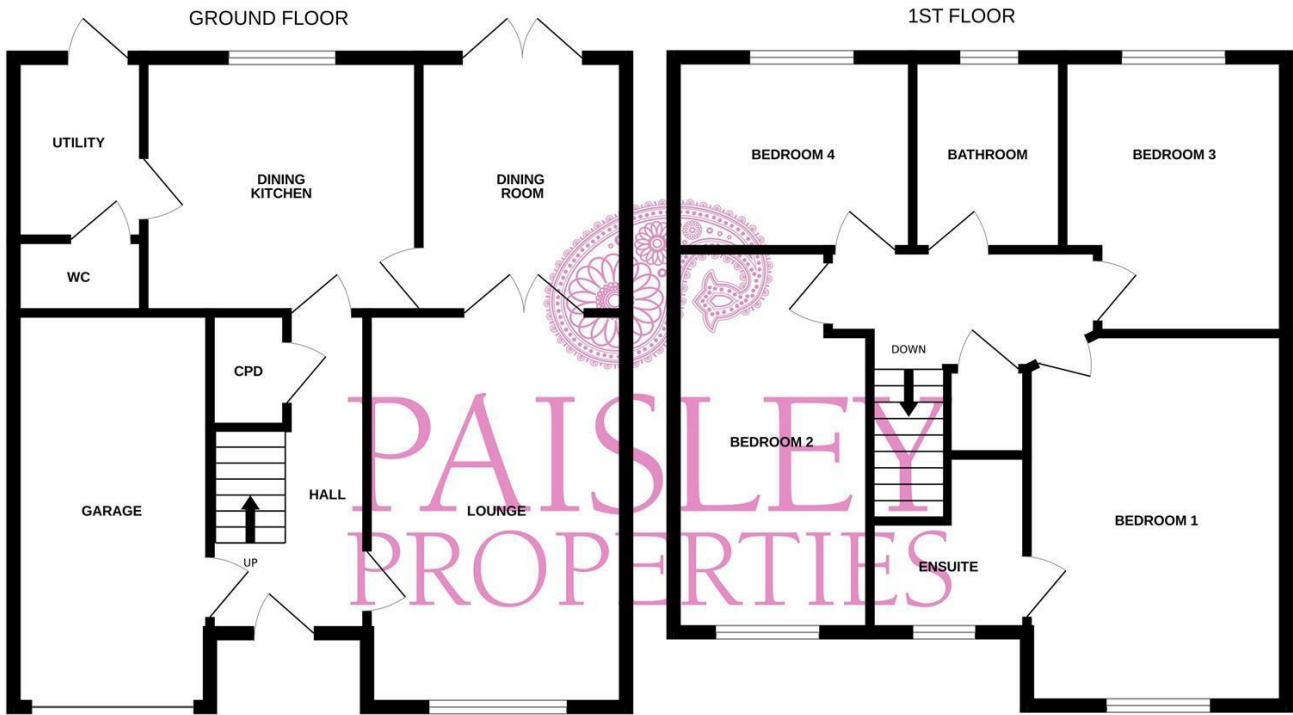
PAISLEY MORTGAGES

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 / mandy@paisleymortgages.co.uk to arrange an appointment.

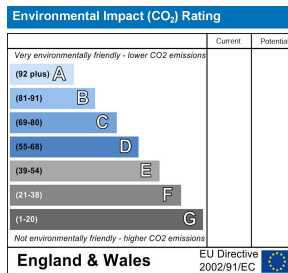
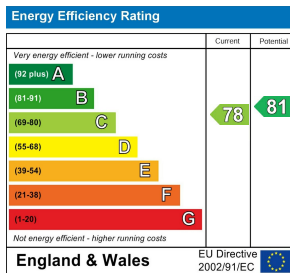
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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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