5 Maltby Avenue, Woolley Grange S75 5RY

OFFERS IN THE REGION OF £280,000

AN EXTENDED, WELL PRESENTED SEMI DETACHED MODERN HOME, THREE DOUBLE BEDROOMS, EN SUITE TO MAIN ONE, SUPERB LIVING DINING KITCHEN, SEPARATE FIRST FLOOR LOUNGE, GROUND FLOOR SHOWER ROOM, WALK IN WARDROBE TO BEDROOM TWO, LANDSCAPED GARDEN, ALARM, INTEGRAL GARAGE AND DRIVEWAY PARKING.

LEASEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY PROPERTIES

HALL 14′6″ x 4′1″ plus recess

You enter the property through a part glazed composite front door into this welcoming entrance hall that has an abundance of space to remove outdoor clothing and footwear. The presentation gives a first glimpse of how attractive this property is, with stairs ascending to the first floor landing and the space is decorated neutrally with carpet flooring underfoot. There is a wall mounted radiator, power sockets and doors lead through to the downstairs shower room, garage and kitchen.

SHOWER ROOM 8′9″ into shower x 2′10″

This handy cloakroom, positioned off the entrance hallway is fitted with a white twin flush low-level W.C and pedestal hand wash basin. The room also benefits from a tiled shower cubicle with thermostatic shower, there is an extractor fan, wall mounted radiator and vinyl flooring. An internal door leads to the hall.

KITCHEN 13′6″ x 10′6″ max

This modern dining-kitchen is the perfect sociable space for entertaining and enjoying family meals, complimented by the extension which leads to the garden. The kitchen area is fitted with a range of light wood effect wall and base units with contrasting wood effect rolled top work surfaces with tiled splashbacks and black sink with mixer tap. Integrated appliances within the kitchen include a new electric oven, four ring gas hob with curved glass and stainless steel extractor fan over and new dishwasher plus there is space for a fridge freezer and plumbing for a washing machine. The room is large enough to easily accommodate a dining table and chairs, there is a breakfast bar space and the room enjoys lots of natural light from the living room doors, windows and Velux windows. There is laminate flooring, a wall mounted radiator and recently installed inset spotlights. There is a very useful storage cupboard and an opening leads to the living/dining area.

LIVING/DINING ROOM 13′1″ x 8′7″

Exceptional additional room having had a new roof added and the French doors opening to the garden, linking the inside space and outside, beautifully. There is laminate flooring, a designer upright radiator and recently installed inset ceiling spotlights. There is an window opening looking to the kitchen and an open doorway leads to the kitchen.

FIRST FLOOR LANDING 13′4″ x 3′8″ plus recess

Stairs ascend from the hall to the first floor landing, another light an airy space with the double glazed window to the rear overlooking the garden. There is carpet flooring, a wall mounted radiator and two ceiling lights. An internal door leads to the second bedroom and double doors to the lounge.

LOUNGE 16′6″ x 11′0″ plus recess

Impressive living room, bathed in natural light from the double glazed window and French doors to the Juliette balcony. The is sufficient space for large lounge furniture, there are two wall mounted radiators, two ceiling lights and carpet flooring runs underfoot. Double doors lead to the landing.

BEDROOM THREE 9'11" x 9'8"

Rear facing double bedroom that features a superb walk in wardrobe, which still has the plumbing from it's previous use as an en-suite. There is plenty of room for freestanding bedroom furniture, there is a wall mounted radiator, ceiling lighting and carpet flooring runs underfoot. Internal doors lead to the dressing room and landing.

DRESSING ROOM 9'6" x 4'8"

Amazing addition having lots of storage options and, as previously mentioned, the plumbing remains from it's previous use as an en suite. There is carpet flooring, pendant ceiling lighting and power sockets. An internal door leads to the bedroom.

SECOND FLOOR LANDING 16′2″ x 3′1″ plus stairs

Stairs ascend from from the first floor landing to the second floor landing having carpet flooring, a wall mounted radiator and good sized cupboard housing the boiler. The double glazed window to the rear overlooks the garden and enjoys open views. Internal doors lead to the house bathroom and both bedrooms. There is access to the loft which is partially boarded.

BEDROOM ONE 16′5″ max to rear of robes x 10′9″

Delightful master bedroom having plenty of space for freestanding bedroom furniture in addition to the fitted triple wardrobe. Natural light is drawn in from the two double glazed windows to the front, there is carpet flooring, a wall mounted radiator and ceiling light. Internal doors lead to the en suite and landing.

EN SUITE 6′2″ max x 5′2″ max

This modern en-suite is fitted with a three piece white suite including a tiled shower enclosure housing the thermostatic shower with rain shower over and separate hose, twin flush low level W.C and pedestal hand wash basin. A continuation of the neutral décor completes the room, there is further tiling to splash areas, a wall mounted radiator and vinyl flooring. There is an extractor fan, ceiling lighting and an internal door leads to the bedroom.

BEDROOM TWO 9′10″ x 9′10″

Third double bedroom, again with good storage via the fitted triple wardrobe. The double glazed window brings in natural light, there is carpet flooring, pendant ceiling lighting and a wall mounted radiator.

BATHROOM 7′8″ x 6′0″

Modern house bathroom situated between to the two double bedrooms and having a three piece suite in white consisting of panel bath with mixer tap and shower attachment, pedestal wash basin and twin flush low level WC. There is a wall mounted radiator, tiling to splash areas, vinyl flooring, ceiling spotlights and an extractor fan. An internal door leads to the landing.

GARAGE 16′3″ x 8′8″

Located to the side of the hallway, there is huge potential to convert this space, as many others have done so on the development. At the moment, there is utility use through the plumbing for a washing machine, there is power, light and an up and over garage door. A door leads to the hallway.

EXTERNALLY

There is double driveway parking for multiple cars with a side gate giving secure access to the rear garden. The recently remodelled rear garden has two areas of patio joined by a path with a good size artificial lawn in between.

MATERIAL INFORMATION MAPPLEWELL
TENURE:
Leasehold

ADDITIONAL COSTS:
There is ground rent (£100 pa) and a management fee (£200). Both figures supplied by the owner and should be checked.

COUNCIL AND COUNCIL TAX BAND:
Wakefield Band C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Double driveway and integral garage

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.

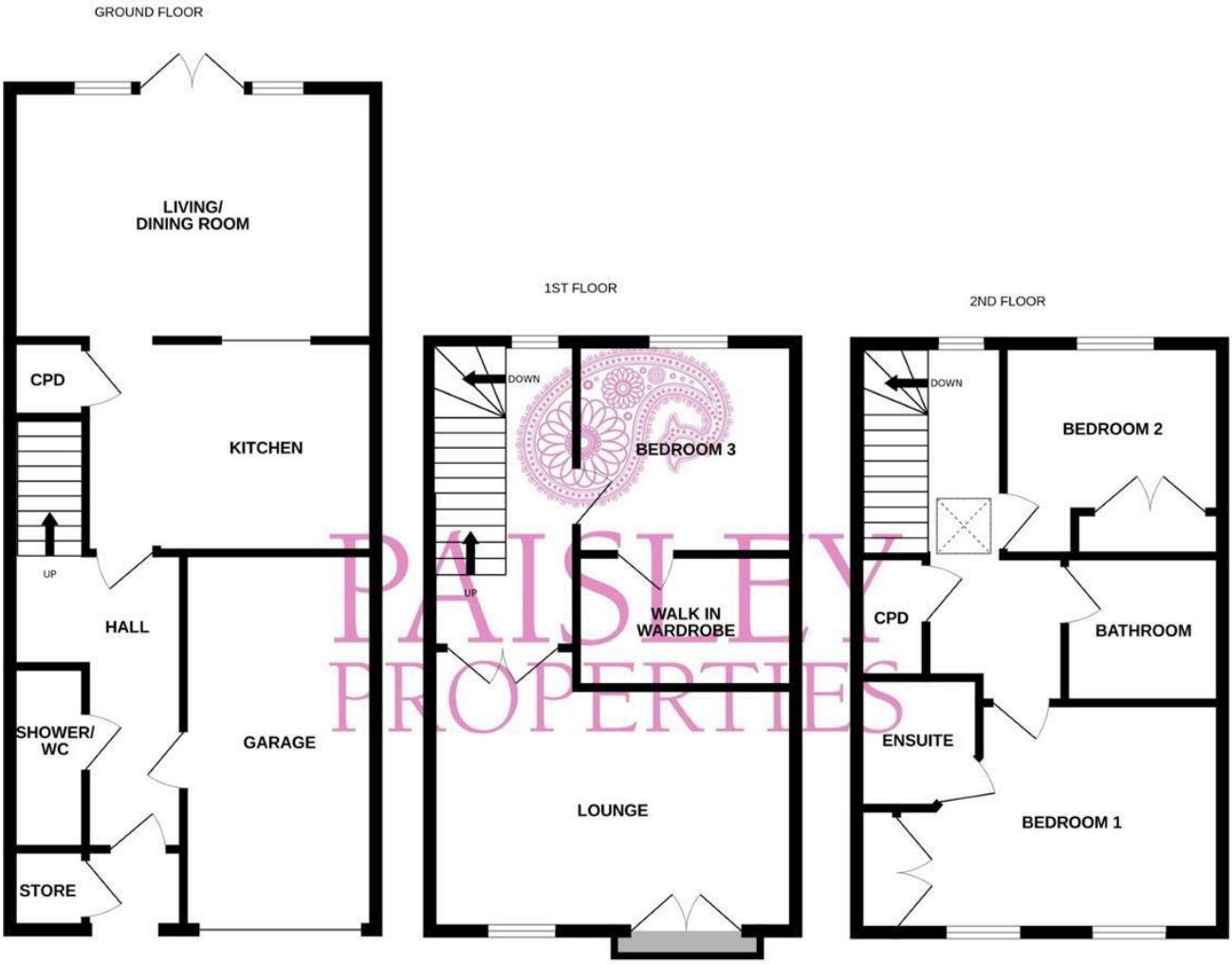
PAISLEY PROPERTIES MAPPLEWELL

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. *



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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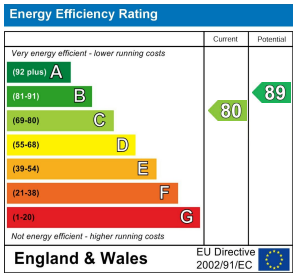

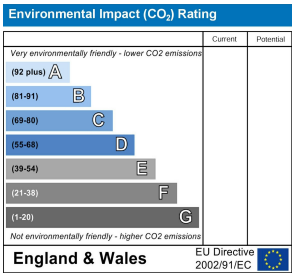

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