7 Woodlands Court, Woolley Grange S75 5FE

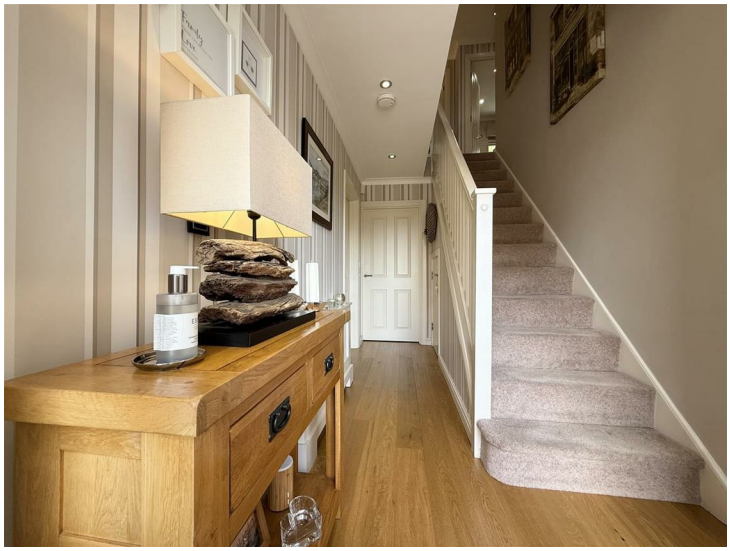
£450,000

THIS IMMACULATE FOUR / FIVE BEDROOM DETACHED HOME SITS ON A CORNER PLOT WITH WRAP-AROUND GARDENS, HAS A DOUBLE WIDTH DRIVEWAY AND SINGLE INTEGRAL GARAGE.

LEASEHOLD / COUNCIL TAX BAND: F / ENERGY RATING TBC

PAISLEY PROPERTIES

ENTRANCE HALL 13′3″ apx x 6′1″ inc stairs



You enter the property through a part glazed composite door with windows either side into this welcoming entrance hallway. There is practical matting fitted to the floor providing a space to remove outdoor shoes, and then oak flooring runs through into the dining kitchen. The space is neutrally decorated, has spot lighting, there is an understairs storage cupboard, and further doors lead to the lounge, dining kitchen and garage.

LOUNGE 16′2″ apx x 10′8″ apx

This well presented lounge sits to the front of the property and enjoys tasteful decor, a wall mounted electric fire which creates a lovely focal point, and wide alcoves which are perfect for freestanding furniture items. A front facing window lets natural light in and a door leads to the hall.

DINING KITCHEN 20′1″ apx x 10′7″ apx

Fitted with stylish cream shaker style wall and base units, contrasting black granite worktops, matching upstands, a black composite one and a half bowl sink and drainer with a mixer tap incorporating a built-in water filter. The kitchen also boasts a Neff combination microwave oven, Neff steam oven, a four ring induction hob, extractor fan, integrated fridge, freezer and dishwasher. There is space for a dining table and chairs, a rear facing window looks out over the garden, French patio doors open onto the composite decking, there is spot lighting and oak flooring. Doors lead to the hall and utility room.

UTILITY ROOM 7′0″ max x 5′5″ apx

Conveniently positioned off the kitchen, this space is fitted with cream shaker style wall units, a tall utility cupboard, granite worktops, matching upstands and has space for a side-by-side washing machine and tumble dryer. There are spot lights to the ceiling, the oak flooring continues through, an external part glazed door opens to the garden and internal doors lead to the W.C and kitchen.

DOWNSTAIRS W.C 5′5″ apx x 4′1″ apx

This handy downstairs cloakroom is fitted with a vanity unit with hand wash basin and mixer tap over alongside a concealed unit W.C. The spot lighting and oak flooring remain consistent with the other rooms and a door leads to the utility room.

FIRST FLOOR LANDING

Stairs rise from the entrance hall to the first floor landing where there is a front facing window, spot lighting and doors which lead to the three bedrooms and house bathroom.

BEDROOM ONE 17′1″ max x 10′9″ max

Generously sized, this main bedroom boasts space for a king size bed, bedside tables and dressing table alongside having a wonderful dressing area which is fully fitted with wardrobes. The room is elegantly decorated, has a front facing window with rooftop views and spot lighting to the ceiling. Doors lead to the en-suite and landing.

EN-SUITE 8′3″ apx x 7′0″ apx

This contemporary en-suite is fitted with a large walk-in shower with glazed screen and dual head mains fed shower, a vanity unit on which the hand wash basin with mixer tap sits, and a concealed unit W.C. There are attractive PVC panels around the shower, spot lights to the ceiling, an obscure glazed rear facing window, chrome heated towel rail and wood effect LVT flooring. A door leads into the dressing area of the bedroom.

BEDROOM TWO 14′5″ max x 8′3″ apx

Located to the front of the house with a window overlooking the cul-de-sac is this well proportioned double bedroom which also benefits from a deep alcove ideal for housing a freestanding wardrobe. The room is nicely decorated, has spot lighting and a door which leads to the landing.

BEDROOM THREE 9′8″ max x 9′4″ apx

Currently used as a luxurious dressing room, this double bedroom could comfortably accommodate a range of bedroom furniture. There is a rear facing window overlooking the garden and woodland beyond, soft tonal decor, spot lighting and a door which leads to the landing.

HOUSE BATHROOM 7'8" apx x 7'0" max

Having hardly been used, this 'like new' house bathroom comprises a three piece white suite including bath with shower attachment, pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled in decorative wall tiles, has spot lighting, a rear facing obscure glazed window, heated towel rail and a door which leads to the landing.

SECOND FLOOR LANDING

Stairs rise from the first floor landing to the second floor landing. From here doors lead to the fourth bedroom, home office/fifth bedroom, shower room and airing cupboard.
The airing cupboard provides lots of useful storage for linen, towels and other household items.

BEDROOM FOUR 16'6" apx x 13'11" apx

This impressive second floor bedroom offers an abundance of space for a range of bedroom furniture alongside room to accommodate a snug / work area if desired. The room will easily house a king size bed and bedside tables, has a bank of fitted wardrobes and drawers, and is flooded with natural light courtesy of the front facing window and two further Velux windows. There are spot lights to the ceiling and a door which opens to the landing.

BEDROOM FIVE / HOME OFFICE 8′7″ max into window x 8′3″ apx

This versatile room is fitted with a desk with base cupboards, ideal for those working from home or wanting a hobby space. This could be removed to make way for a single bed if needed. There are dual aspect windows, the front one enjoying far reaching views over the rooftops to the surrounding countryside, spot lights and wood effect flooring. A door leads to the landing.

SHOWER ROOM 6′4″ apx x 5′2″ apx

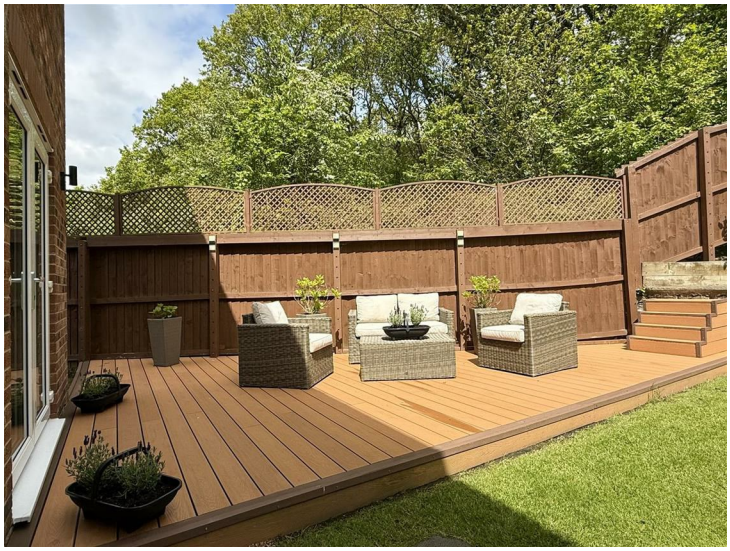
Comprising a double shower cubicle with mains fed shower and glazed screen, vanity unit with hand wash basin and mixer tap and a low level W.C, this shower room services the two top floor bedrooms and is partially tiled in attractive wall tiles, has a chrome heated towel rail, Velux window, spot lights and tile effect flooring. A door leads to the landing.

GARAGE
This integral garage has an up and over door, light and power. A pedestrian door leads into the entrance hallway.

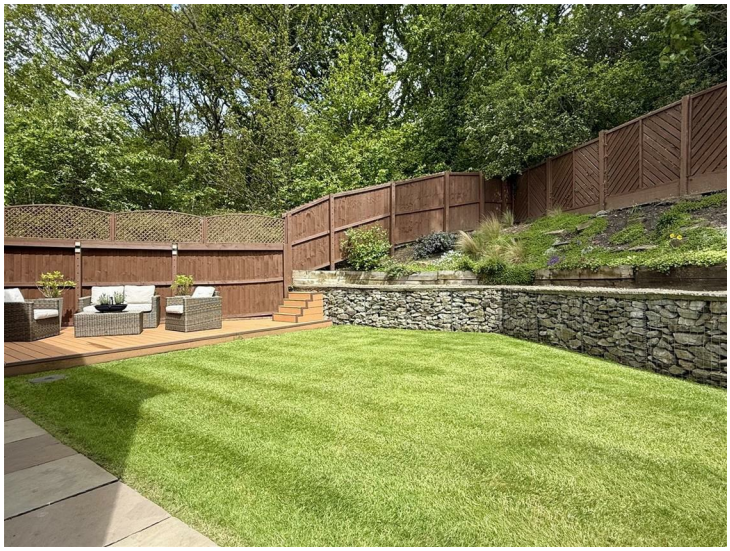
FRONT AND DRIVEWAY

The property sits behind a double width driveway and manicured front lawn giving it lovely curb appeal.

GARDENS



The property is almost fully surrounded by gardens with the lawn wrapping around three sides. There is a superb composite decked seating area, perfect for outdoor furniture, pots and planters, and to one corner there is space for a garden shed. Raised rockery style beds are packed full of pretty mature planting and the garden is fully enclosed by boundary walls and fencing. Backing onto the woodland, the space is private with a lovely outlook.



MATERIAL INFORMATION MAPPLEWELL

TENURE:
Leasehold

ADDITIONAL COSTS:
There is ground rent £120 & £120 service charge pa

COUNCIL AND COUNCIL TAX BAND:
Wakefield Band F

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway & 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 - PAISLEY
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

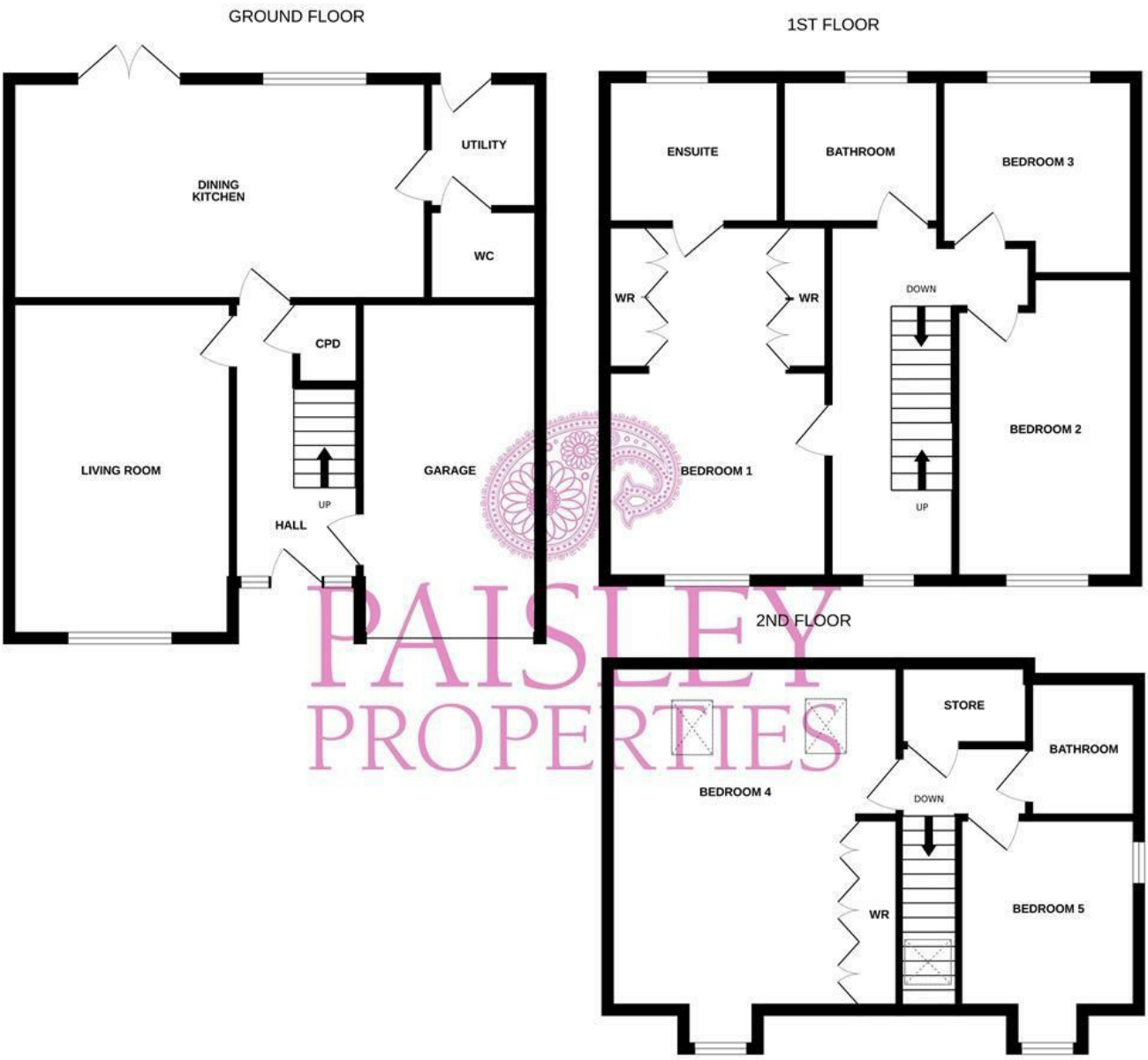
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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
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 - PAISLEY
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 PROPERTIES

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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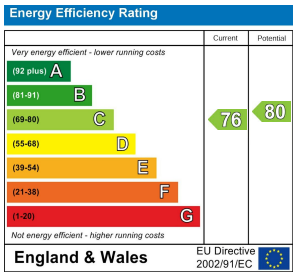

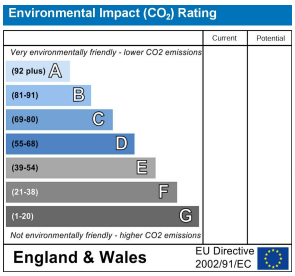

www.paisleyproperties.co.uk

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

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

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