

4 Pledwick Grove,
Newmillerdam WF2 6DW

OFFERS AROUND
£240,000



****NO ONWARD CHAIN** THIS TWO BEDROOM SEMI-DETACHED TRUE BUNGALOW HAS SPACIOUS LIVING ACCOMMODATION AND BENEFITS FROM A CONSERVATORY EXTENSION TO THE REAR, WELL MANICURED LOW MAINTENANCE GARDENS, DRIVEWAY PARKING AND A DETACHED SINGLE GARAGE. FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D66**

PAISLEY
PROPERTIES

DINING KITCHEN 15'10" x 10'2" narrowing to 8'2"

You enter the property through a part glazed uPVC door into a homely dining kitchen which is of a generous size with a carpeted dining area and a vinyl tiled kitchen area fitted with white base and wall units, marble effect worktops, tiled splashbacks and a stainless steel sink and drainer. Appliances include a freestanding gas cooker with extractor fan over, under counter side by side fridge and freezer and a washing machine. To the dining area is a fitted oak dresser style cupboard and there is ample space for a dining table. Windows to dual aspects flood the room with natural light and a part glazed door leads through to the lounge.



LOUNGE 17'10" x 11'6" narrowing to 8'5"

Located to the front of the property with a large bay window presenting views of the front garden, this spacious L-shaped lounge has an unusual circular marble fire surround inset with an electric fire as a focal point. Two country style light fittings light the room and there is patterned floral carpet underfoot. There is an abundance of space for lounge furniture. Doors lead to the dining kitchen and inner hallway.



INNER HALLWAY 7'2" x 4'6" max

This L-shaped inner hallway has carpet underfoot and a ceiling hatch giving access to the loft. Doors leads to the two bedrooms, house shower room and lounge.

BEDROOM ONE 9'8" x 11'4" max

Positioned to the rear of the property with a window overlooking the garden, this good sized double bedroom is fully fitted with white bedroom furniture with mirrors on the doors, this includes drawers and a fitted dressing table too. There is carpet underfoot and a venetian blind to the window. A door leads to the inner hallway.



BEDROOM TWO 13'3" x 10'3" max

This charming second bedroom is located towards the rear of the house with a set of painted timber French doors leading out to the conservatory and cream fitted wardrobes encompassing one wall. There is ample space for further items of bedroom furniture and carpet runs underfoot. A door leads into the hallway.



CONSERVATORY 9'6" x 11'10" max

Accessed from the bedroom this fabulous addition to the property has dwarf tiled walls, white uPVC frames, a polycarbonate roof and carpet underfoot. A set of French doors to one side open to the garden with stone steps giving access to outside.



SHOWER ROOM 5'4" x 8'1" max

This contemporary shower room is fitted with a range of white vanity units which incorporate cupboards along with a concealed cistern W.C. and an integrated hand wash basin with mixer tap. A step in shower enclosure with fold down seat is equipped with a Mira electric shower providing an accessible bathing solution. The room is fully tiled with pale grey tiles with decorative floral accent tiles and there is grey wood effect vinyl flooring running underfoot. Spotlights and a cream heated towel radiator complete the room. A large obscure window ensures natural light can enter and a door leads to the hallway.



EXTERIOR

To the front of the property is a low maintenance garden which is gravelled and planted with well established shrubs which provide privacy from the roadside. A driveway runs down the side of the property offering parking for several vehicles and leads to a single garage with an up and over door. A timber gate gives access to the rear garden which has been planned to be decorative but also low maintenance and has stone effect raised planted beds, a central feature with artificial turf and a paved pathway running round the perimeter. An attractive leafy archway provides a lovely focal point.

MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: WAKEFIELD BAND C

PROPERTY CONSTRUCTION: BRICK & RENDER

PARKING: DRIVEWAY

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Gas Combi Boiler and Electric Fire

*Broadband & Mobile - Talk Talk

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: VERY LOW RISK

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

COAL AND MINEFIELD AREA: UNKNOWN

~ 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.

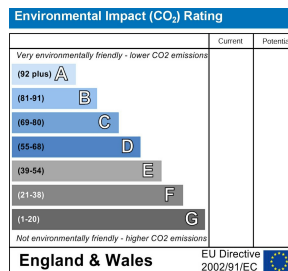
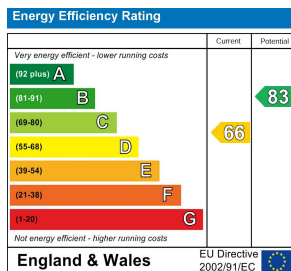
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~ Paisley Surveyors ~

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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