

32 Haigh Lane,
Wakefield WF4 4BZ

OFFERS AROUND
£360,000



THIS IMPRESSIVE THREE/FOUR BEDROOM TERRACE PROPERTY BOASTS SUPERB GARDENS, VIEWS AND DOUBLE WIDTH DRIVEWAY AND SITS IN A BEAUTIFUL SETTING.

FREEHOLD / COUNCIL TAX BAND: B/ ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE PORCH 5'4" apx x 4'11" apx

You enter the property through a uPVC door into this fantastic addition to the property. There is space to remove and store outdoor coats and shoes, a side facing obscure glazed window lets in natural light and there is laminate wood effect flooring underfoot. A part glazed stable door gives access into the lounge.



LOUNGE 14'7" max x 14'2" apx

This stunning lounge has an attractive feature fireplace with wrought iron, tile and timber surround which house a real fire, all of which sit proudly upon the chimney breast. Alcoves either side provide the perfect place for freestanding furniture, there is coving to the ceiling, deep skirting boards and a front facing window overlooking the garden. The room is nicely presented in soft tones with quality Karndean wood effect flooring. Part glazed doors lead to the entrance porch and living dining kitchen.



LIVING DINING KITCHEN 22'7" apx x 11'4" apx

Generously sized this open plan living dining kitchen is fitted with beautiful shaker style wall and base units, wood effect work surfaces, tiled splashbacks and a black composite one and a half bowl sink and drainer with mixer tap. There is an integrated fridge, freezer, wine cooler and dishwasher alongside space for a free standing range style cooker with concealed extractor over. There is under unit lighting, gorgeous original Yorkshire stone flagged flooring and a breakfast bar which subtly separates the living and kitchen areas and provides space for informal dining.

The living area offers room to accommodate a sofa or chairs, has a corner cupboard which neatly houses the property's central heating boiler and a rear facing window. There is LVT wood effect flooring and doors lead to the cellar/utility and rear hall.





CELLAR / UTILITY 7'11" apx x 6'4" apx

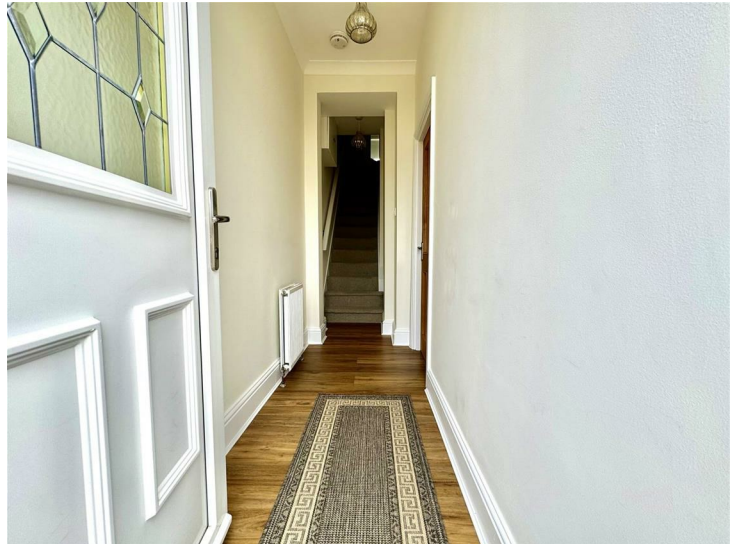
Stone steps lead down to this vaulted cellar which has light, power, plumbing for a washing machine and space for a tumble dryer. There is a stone slab work surface.

REAR HALL 8'9" apx x 3'6" apx

This rear hall separates the stairs and access to the garden from the main living areas. There is a uPVC leading to the patio, a part glazed door which leads to the living dining kitchen and LVT wood effect flooring. The staircase ascends to the first floor landing.

FIRST FLOOR LANDING

Stairs rise to this first floor landing which has doors leading to the two bedrooms, dressing room and house bathroom and a further staircase which ascends to the second floor landing.



BEDROOM ONE 14'7" max x 14'3" apx

Positioned to the front of the property this impressive king size bedroom has an abundance of space for freestanding bedroom furniture, elegant neutral decor and two front facing windows with lovely far reaching views. There is coving to the ceiling and deep skirting boards, LVT wood effect flooring and a door leads to the landing.



BEDROOM TWO 14'0" apx x 8'4" max

Sitting to the rear of the house in part of the extension is this second double bedroom which has a window overlooking the garden and neighbouring rolling countryside. There is plenty of space for freestanding bedroom items, the room has been decorated in light tones and there is a door leading to the landing.

DRESSING ROOM / BEDROOM FOUR 8'8" apx x 5'2" apx

Currently used as a dressing room with fitted wardrobes this single room could be used as a nursery, home office or hobby room with the removal of the wardrobes. There is a rear facing window, wood effect laminate flooring and a door which opens to the landing. A ceiling hatch provides access to the loft space.



BATHROOM 8'3" apx x 8'0" apx

Having recently been upgraded this stylish modern bathroom comprises of a luxurious roll top bath with dual head shower over, a vintage style hand wash basin with hot and cold taps and chrome towel rail and a low level W.C. The room is partially tiled in decorative wall tiles, benefits from a built in storage cupboard, lovely vintage style radiator and towel rail and vinyl tile effect flooring. A door leads to the landing.



SECOND FLOOR LANDING

Stairs rise from the first floor landing to this second floor landing area where there is a door leading to bedroom three.

BEDROOM THREE 14'6" max x 11'6" apx

Located in the original attic space this well proportioned double bedroom has angled ceilings with exposed timber beams, two Velux windows and built in storage cupboards into the eaves. The room is nicely decorated and has a door leading to the landing.



FRONT GARDEN

The property sits behind a paved and gravelled front garden which has boundary walling and a wrought iron gate which enclose the space. This area provides room to accommodate pots and planters and outdoor furniture if desired.



REAR PATIO, GARDEN AND OFF ROAD PARKING

Adjoining the property is an enclosed patio area which is ideal for outdoor dining/lounge furniture. There is a useful outbuilding which offers a good amount of storage and a gate opens to the rear lane.

On the other side of the lane is a double width driveway providing off road parking.

Beyond the parking is a wonderful, long lawned garden which runs right up to the neighbouring field which is used for grazing.





MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: SHARED MAINTENANCE COSTS OF THE SEPTIC TANK COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES B

PROPERTY CONSTRUCTION: STANDARD STONE

PARKING: YES

UTILITIES:

*Water supply & Sewerage- Mains water and a shared septic tank.

*Electricity & Gas Supply - Mains

*Heating Source - Gas central heating and a real fire.

*Broadband & Mobile - The vendors are currently with SKY.

BUILDING SAFETY: Nothing known.

RIGHTS AND RESTRICTIONS: There is a right of access for neighbouring properties down the rear lane.

FLOOD & EROSION RISK: Not known.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: Nothing that we are aware of.

PROPERTY ACCESABILITY & ADAPTATIONS: The property has been extended to the front and rear.

COAL AND MINEFIELD AREA: The property is in an historic coal mining area.

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

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.

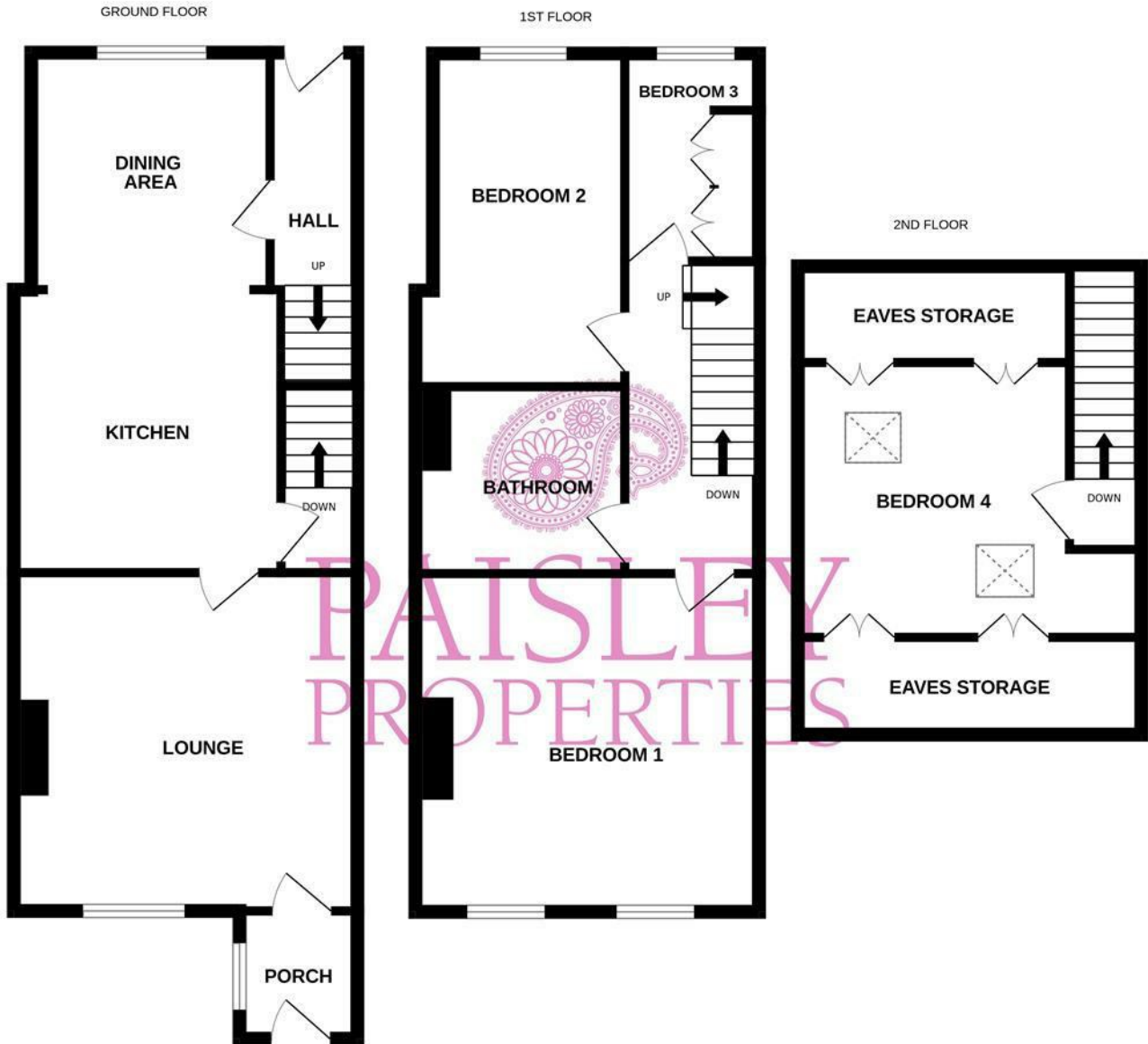
PAISLEY MORTGAGES

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

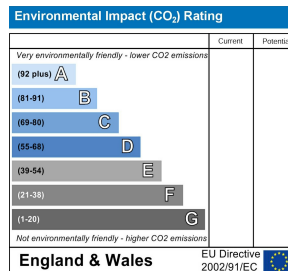
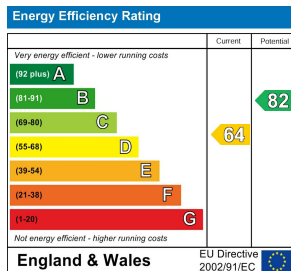
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.
 Made with Metropix ©2024



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

