

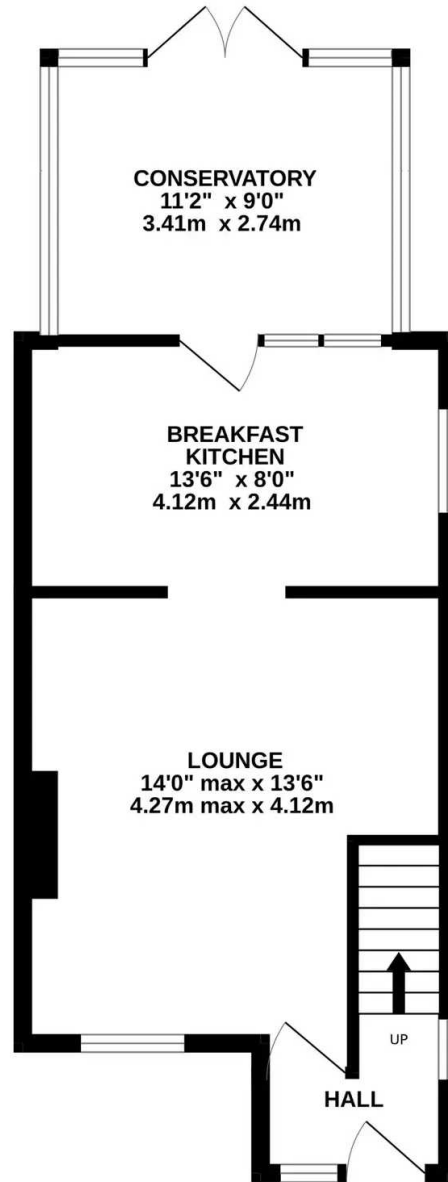


**Grove Park, Calder Grove**

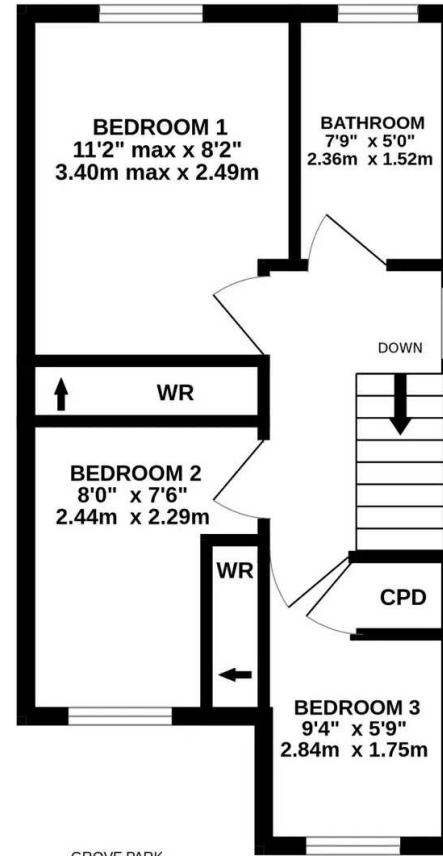
Wakefield

Offers in Region of **£230,000**

GROUND FLOOR



1ST FLOOR



GROVE PARK

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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## Grove Park

Calder Grove, Wakefield

A WELL-POSITIONED SEMI-DETACHED THREE BEDROOM HOME WITH THE UNUSUAL FEATURE OF A GOOD SIZED ENCLOSED REAR GARDEN, LONG DRIVEWAY, AND GARAGE. WITH A HUGE CONSERVATORY TO THE REAR, THE HOME HAS A DINING KITCHEN, GOOD SIZED LOUNGE, AND THREE BEDROOMS; TWO BEDROOMS BEING FITTED WITH IN BUILT FURNITURE, PLEASANT HOUSE BATHROOM AND ALL IS FITTED TO A HIGH STANDARD. IN THIS HIGHLY COMMUTABLE POSITION, THE HOME HAS UPVC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING AND AN ALARM SYSTEM.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







### **ENTRANCE**

Attractive UPVC and obscured glazed door with obscured glazed window to the side gives access through to the entrance lobby. This has coat hanging area to one side, obscured glazed window to the other and a doorway leads through to the lounge.

### **LOUNGE**

14' 0" x 13' 6" (4.27m x 4.12m)

This as the photographs and floor layout plan suggests is of a good size and has a broad window giving a pleasant outlook to the front. There is a chimney breast with raised marble hearth and marble back cloth being home for a gas coal burning effect fire. The room has a central ceiling light point and a doorway from here leads through to the breakfast/dining kitchen.



### **BREAKFAST DINING KITCHEN**

13' 6" x 8' 0" (4.12m x 2.44m)

This with units at both the high and low level is of a particularly good size. It has a window to the side, two chandelier points, there is a large amount of working surfaces and decorative tiled splashbacks, a good sized cupboard which is home, for the Glow-Worm gas fired central heating boiler. There is a Zanussi oven with the usual warming ovens and four ring hob, plumbing for an automatic washing machine and plumbing for a dishwasher. There is a stainless steel sink unit with stainless steel mixer tap over and space for a fridge freezer. Further light is gained into the room courtesy of windows that look through the large conservatory and a uPVC and glazed door gives access directly into the conservatory.



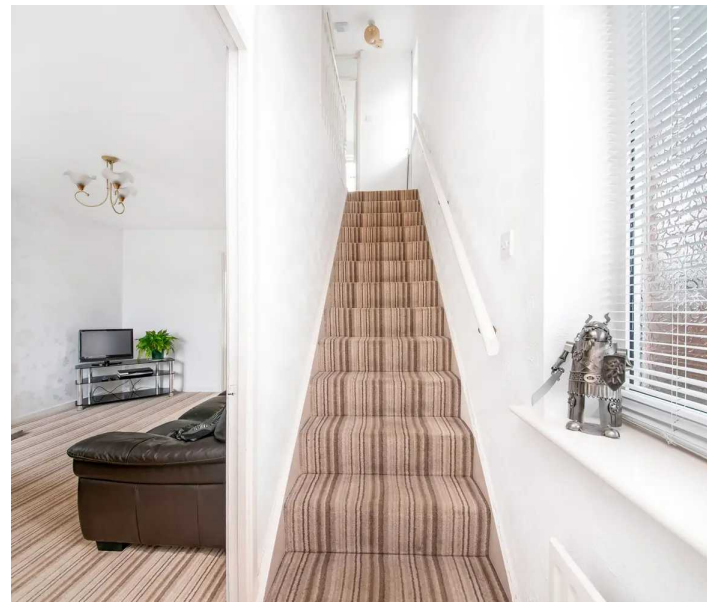




### **CONSERVATORY**

11' 2" x 9' 0" (3.41m x 2.74m)

This gives a lovely view out over the property's rear gardens and has a large, glazed roof providing a huge amount of natural light with oak effect flooring, the conservatory has a ceiling light with spotlighting and fan, two central heating radiators, glazing to three sides and twin glazed doors leading out to the property's gardens.



### **FIRST FLOOR LANDING**

Taking the staircase from the entrance lobby you reach the first floor landing which gives access to three bedrooms and the house bathroom.

### **BEDROOM ONE**

11' 2" x 8' 2" (3.40m x 2.49m)

Bedroom one is a good sized room with in built furniture, central ceiling light point, radiator and a double glazed window giving an outlook to the rear.



### **BEDROOM TWO**

8' 0" x 7' 6" (2.44m x 2.29m)

Bedroom two is a double room, once again featuring fitted furniture to one side, radiator, central ceiling light point and a double glazed window giving an outlook to the rear.

### **BEDROOM THREE**

9' 4" x 5' 9" (2.84m x 1.75m)

Bedroom three is a single bedroom which could be used as a home office/study, with a double glazed window giving an outlook to the rear, bulkhead storage cupboard over the stairs, central ceiling light point and a radiator.





**Simon Blyth**

ESTATE AGENTS



#### **HOUSE BATHROOM**

7' 9" x 5' 0" (2.36m x 1.52m)

The house bathroom has a white three piece suite comprising of a low level W.C with concealed cistern and push button flush, bath with handheld shower attachment over and a wash hand basin with chrome mixer tap and vanity unit under.



### FRONT GARDEN

The garden areas to the front is lawned with privet hedging and access pathway to the front entrance door.

### DRIVEWAY

The particularly long driveway provides parking for two/three motorcars and gives access to a pair of wooden gates which enclose the rear garden area, additional driveway, and garage.

### DETACHED DOUBLE GARAGE

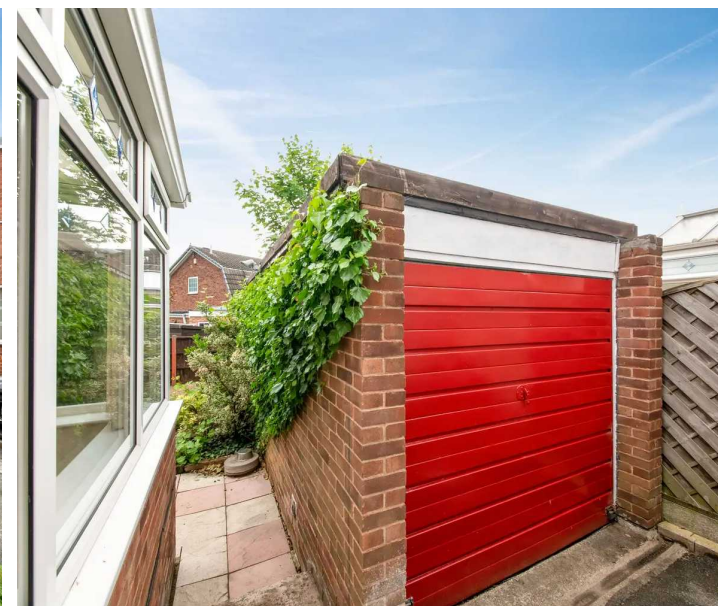
The detached garage has an up and over door and is fitted with power and light.

### REAR GARDEN

The rear garden is quite surprising in size, it has mature shrubbery and trees. It is on three levels with a flagged and pebbled sitting out area, lawn and lower sitting out area once again, with some areas being flagged. There is a delightful degree of mature shrubbery, and the rear garden is overlooked by the particularly large conservatory.

### ADDITIONAL INFORMATION

It should be noted that the property has UPVC double glazing, gas fired central heating, external lighting, outdoor water tap and an alarm system. Carpets, curtains, and certain other extras may be available via separate negotiation.









## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



## Simon Blyth Estate Agents

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