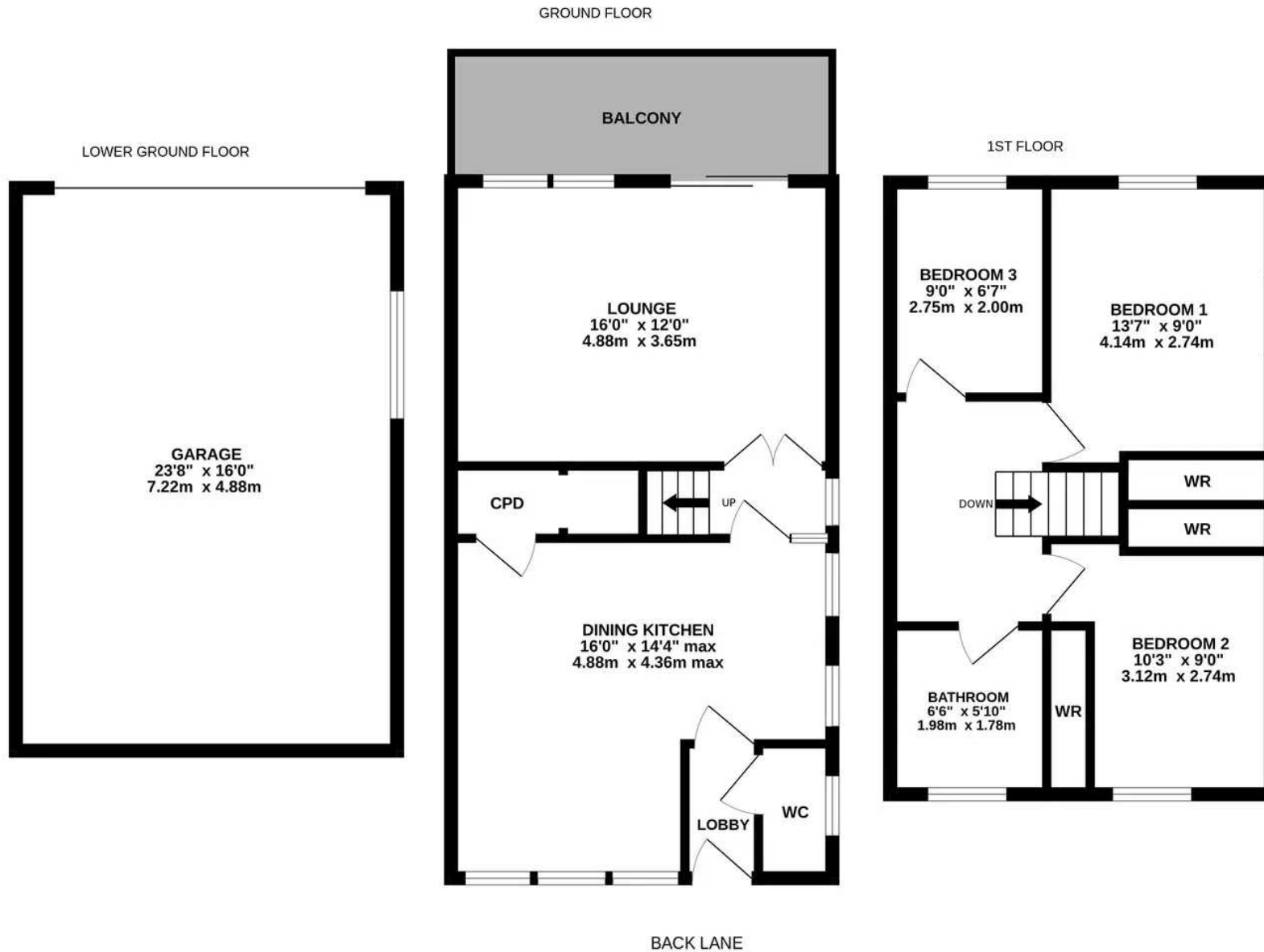




## Back Lane, Grange Moor

Wakefield, WF4 4EJ

Offers in Region of **£245,000**



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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## 9 Back Lane

Grange Moor, Wakefield, WF4 4EJ

A DECEPTIVELY SPACIOUS, THREE-BEDROOM, COTTAGE-STYLE HOME WITH A HUGE DOUBLE GARAGE/WORKSHOP BENEATH. THE HOME FEATURES A LARGE DINING KITCHEN, A LOUNGE WITH GLAZED DOORS OUT ONTO A BALCONY, A DOWNSTAIRS W.C., THREE BEDROOMS; TWO OF WHICH ARE FITTED WITH BUILT-IN BEDROOM FURNITURE, AND A HOUSE BATHROOM. THERE ARE LOW MAINTENANCE GARDEN AREAS TO THE FRONT AND SIDE, AS WELL AS BALCONY TO THE REAR. OFFERING EXCELLENT VALUE FOR MONEY AND SITTING IN A PLEASANT LOCATION WITHIN THE VILLAGE, WHICH BOASTS TREMENDOUS COMMUTABILITY TO HUDDERSFIELD, WAKEFIELD, AND TO THE M1 AND M62 MOTORWAYS.

Tenure Freehold.

Council Tax Band B.

EPC Rating D.





## GROUND FLOOR

### ENTRANCE VESTIBULE

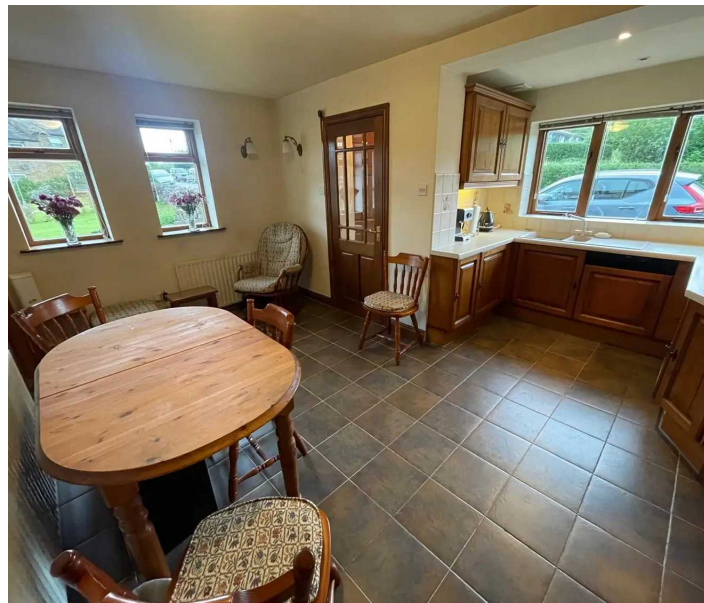
Enter into the property through a timber door with leaded glazing. The entrance vestibule features ceramic tiled flooring and a door providing access to the downstairs w.c.

### DOWNSTAIRS W.C.

The downstairs w.c. features a continuation of the ceramic tiled flooring, ceramic tiling to the half-height on the walls, an obscure glazed window and an extractor. There is a two-piece suite comprising of low-level w.c. and a vanity unit with wash hand basin and mirror over and storage cupboard beneath.

### DINING KITCHEN

The dining kitchen is a particularly good-sized room with windows to the front and side elevations, providing a large amount of natural light and pleasant views out over the village scene beyond. There is ceramic tile flooring, a chandelier point, wall light points, inset spotlighting, and under-unit lighting. The kitchen is fitted with a wealth of wall and base units, offering a large of working surfaces and featuring decorative tiled splashbacks. There are integrated appliances, including a double oven, a gas hob with canopy-style extractor hood over, a dishwasher, a fridge, and a freezer. There is also a stylish one-and-a-half-bowl sink unit with mixer tap over, a dresser-style unit with display shelving and glazed display cabinets, and a timber and glazed door providing access to a useful store cupboard which in turn gives access to an understairs store cupboard. Finally, a timber and glazed door leads through to an inner hallway.



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#### **INNER HALLWAY**

The inner hallway features a window giving a pleasant outlook to the side, a staircase with polished timber handrail rising to the first floor, and twin glazed doors lead through to the lounge.

#### **LOUNGE**

This large and pleasant room enjoys a lovely outlook to the rear courtesy of a window and patio doors, which give direct access out onto the balcony with timber surfacing and wrought iron balustrading, providing a delightful sitting out area. The lounge also features a wall-mounted, coal-burning effect, gas fire.

## FIRST FLOOR

### FIRST FLOOR LANDING

From the inner hallway, a staircase with polished timber handrail leads up to the first floor landing, which features a loft access point, spindle balustrading, and doors providing access to three bedrooms and the house bathroom.

### BEDROOM ONE

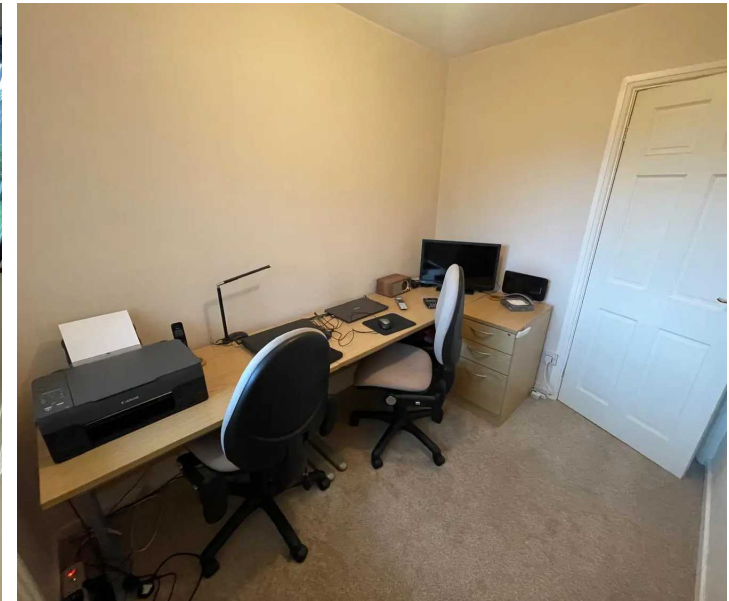
Bedroom one is a pleasant double room with dual-aspect windows, offering a pleasant village outlook. There is a central ceiling light point and a bank of built-in wardrobes with centrally located dressing table/desk.

### BEDROOM TWO

Bedroom two is superbly appointed with a large amount of built-in bedroom furniture, inset spotlighting to the ceiling, and a window offering a pleasant outlook to the front.

### BEDROOM THREE

Bedroom three is currently utilised as a home office but has space for a single bed and offers a pleasant outlook to the rear.



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#### HOUSE BATHROOM

The house bathroom is fitted with a white three-piece suite which comprises a pedestal wash hand basin, a low-level w.c., and a panel bath with glazed concertina shower screen and shower fittings over. There is an extractor fan, ceramic tiling to the full ceiling height, and an obscure glazed window.



## EXTERNAL

### GARDEN

The property occupies a pleasant location in this highly commutable village. It is stone fronted and features a pedestrian gate giving access to a paved sitting out space. This area continues down the side of the property and provides additional parking. Beneath the home is a full-sized double garage/workshop with utility area.

### DOUBLE GARAGE

23' 8" x 16' 0" (7.21m x 4.88m)

A broad roller shutter door provides access to the large garage which sits below the rest of the property. It offers a huge amount of scope to create further accommodation (subject to necessary consents) or to provide massive garage/workshop space. The garage also features a utility area to the rear, with cupboards to the high and low level, work surfaces above, a one-and-a-half-bowl sink unit, plumbing for an automatic washing machine and space for a tumble dryer. The garage is fitted with power, light and water.



**Additional Information**

It should be noted that the property has gas fired central heating (with the boiler being located in the garage), and double-glazing throughout. Carpets, curtains and certain other extras may be available via separate negotiation.

**VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

**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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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.**

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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.

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**OFFICE OPENING TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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