

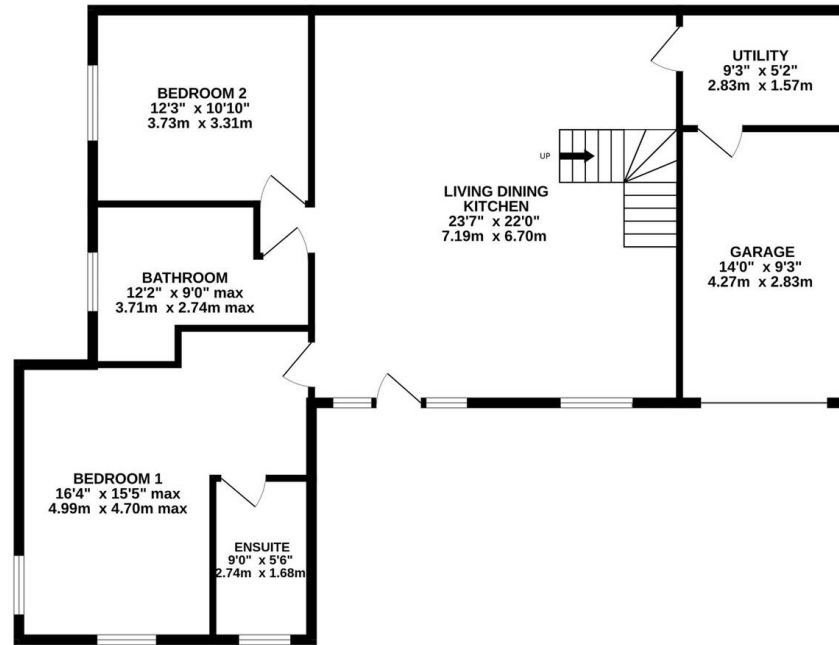


Jacobs Well Court, Ryhill

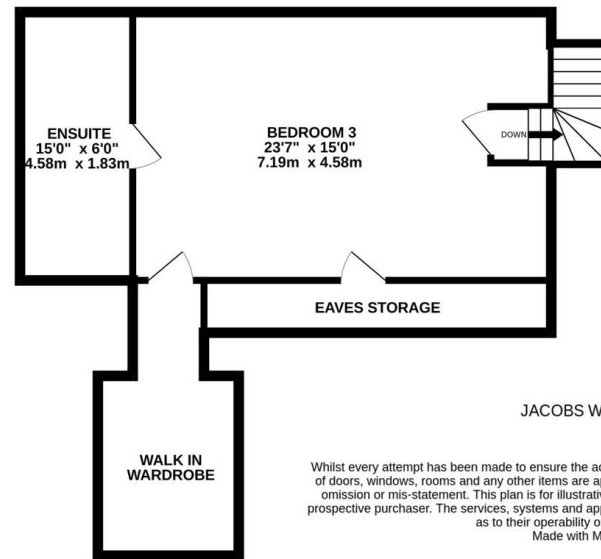
Wakefield

Offers in Region of **£350,000**

GROUND FLOOR



1ST FLOOR



JACOBS WELL COURT

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Jacobs Well Court

Ryhill, Wakefield

A MOST STUNNING BARN CONVERSION, NESTLED IN A PLEASANT HAMLET OF EQUALLY BEAUTIFUL HOMES AND SITUATED IN THE POPULAR VILLAGE OF RYHILL. THE PROPERTY FORMS PART OF A WELL REGARDED COURTYARD DEVELOPMENT, IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND WITH COUNTRYSIDE WALKS NEARBY. BOASTING BARN ARCH TO THE FRONT, FABULOUS OPEN-PLAN DINING-KITCHEN AND LIVING ROOM, AND EASY TO MAINTAIN GARDENS.

The property accommodation briefly comprises of impressive, open-plan dining-kitchen and living room, with doors leading to two well-proportioned double bedrooms, with the principal bedroom having ensuite shower room facilities. The house bathroom, utility room and integral single garage to the ground floor. To the first floor is a spacious double bedroom with useful eaves storage, ensuite bathroom and a walk-in wardrobe. Externally the property features a block paved driveway providing off street parking, the garden is situated at the front of the property and is enclosed with lawn area and Indian stone flagged patio.

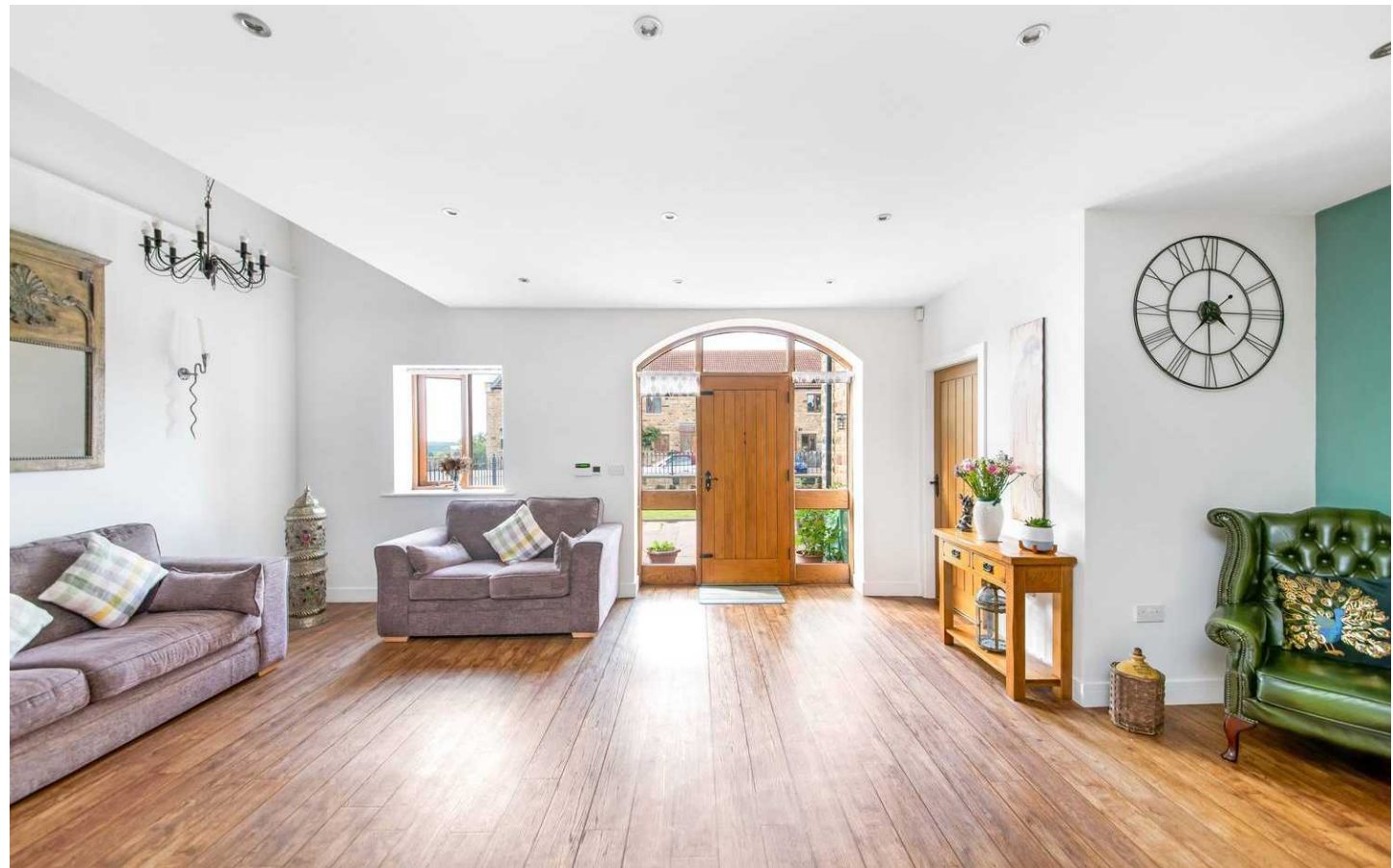
EPC Rating: C



OPEN PLAN DINING KITCHEN AND FAMILY ROOM

23' 7" x 22' 0" (7.19m x 6.70m)

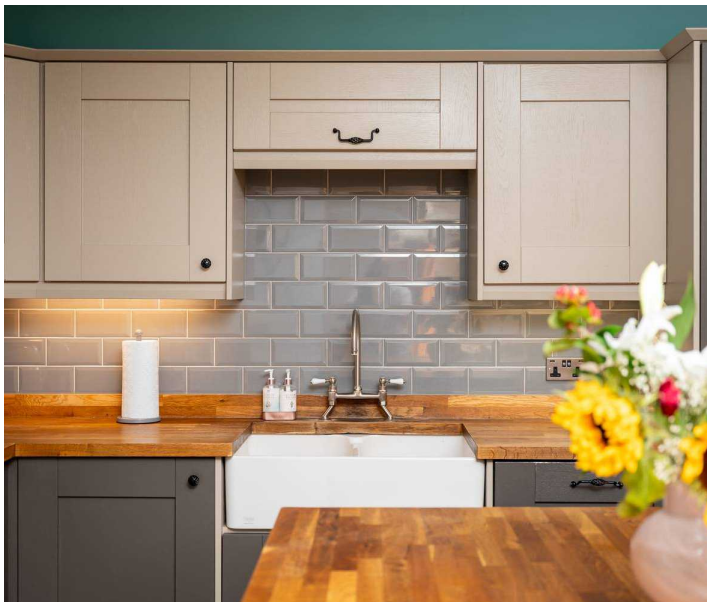
As the photographs suggests, the open plan dining kitchen and living room enjoys a great deal of natural light which cascades through the double glazed bank of windows to the front elevation and the fabulous arched glazed doorway leading from the front patio. There is attractive luxury vinyl tiled flooring, underfloor heating throughout, inset spotlighting to the ceilings and a ceiling light point over the breakfast island. The open plan dining kitchen and living room has oak doors providing access to two well proportioned double bedrooms, the house bathroom, and leading into the utility which provides access into the integral garage. An oak staircase with cast iron balustrade kite winds to the first floor.





KITCHEN AREA

The dining kitchen area features a wide range of fitted wall and base units with shaker style contrasting cupboard fronts and with complimentary oak working surfaces over which incorporate a twin bowl ceramic Belfast sink unit with brushed chrome mixer tap. The kitchen is equipped with space for a 7 ring range cooker which is inset into a recessed chimney breast with high glossed brick effect tiled splashback and integrated cooker hood over. There is space for an American style fridge and freezer unit, tall standing pantry cupboards, an integral dishwasher and there are soft closing doors and drawers. The kitchen benefits from a matching oak upstand to the work surface with again, high gloss brick effect tiling to the splash areas. There are obscured glazed display cabinets with inset spotlighting, under unit lighting and USB charging plug sockets. The focal point of the kitchen area is the breakfast island, again, with matching oak working surface over and shaker style cupboards beneath which then seamlessly leads into the dining area which is multi-purpose and seamlessly leads into the living area.



UTILITY ROOM

9' 3" x 5' 2" (2.83m x 1.57m)

The utility room features fitted wall and base units again with shaker style cupboard fronts and with complimentary work surfaces over which incorporate a single bowl stainless steel Lamona sink and drainer unit with chrome mixer tap. There is high gloss brick effect tiling to the splash areas, plumbing for an automatic washing machine and space for a tumble dryer and the utility room has a LED ceiling baton, a pedestrian access oak door leading into the garage, and it also houses the wall mounted combination boiler.

INTEGRAL GARAGE

14' 0" x 9' 3" (4.27m x 2.83m)

The garage features twin and glazed open front doors. It benefits from lighting, power and a cold water feed. There is also a loft hatch which provides additional storage.

BEDROOM ONE

16' 4" x 15' 5" (4.99m x 4.70m)

Bedroom one is a light and airy generous proportioned double bedroom which benefits from dual aspect windows, with double glazed hard wood windows to the front and side elevations. There is inset spotlighting to the ceilings, ceiling light point, television and telephone points, ample space for freestanding bedroom furniture, and the principal bedroom benefits from en-suite shower room facilities.

BEDROOM ONE EN-SUITE SHOWER ROOM

9' 0" x 5' 6" (2.74m x 1.68m)

The en-suite shower room features a modern contemporary three piece suite which comprises of a fixed frame quadrant style shower cubicle with thermostatic shower, a low level W.C with push button flush and a broad pedestal wash hand basin with chrome monobloc mixer tap. There is attractive tiled flooring, brick effect tiling with a mosaic border to the splash areas, inset spotlighting to the ceilings and an extractor fan. Additionally, the en-suite shower room has a double glazed window with obscured glass to the front elevation, a towel rail and underfloor heating.





BEDROOM TWO

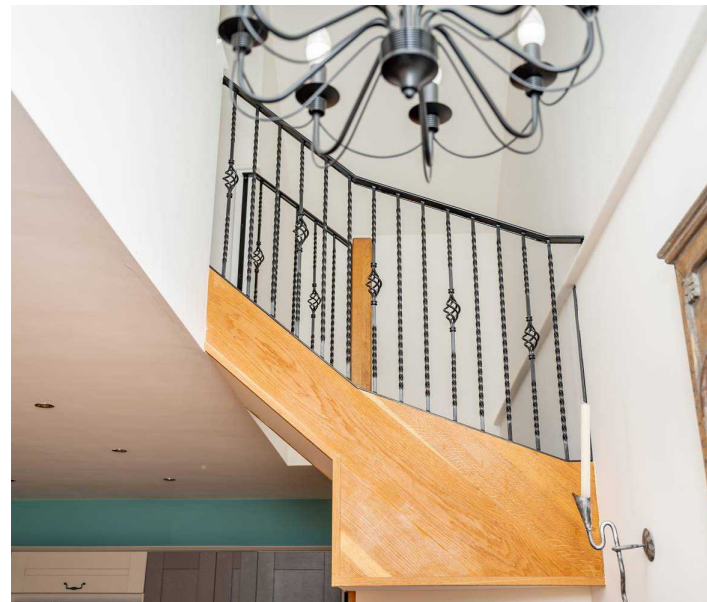
12' 3" x 10' 10" (3.73m x 3.31m)

As the photography suggests, bedroom two is a generous proportioned light and airy double bedroom which has ample space for freestanding furniture. The room is currently utilised as a music room and is a multipurpose space featuring a double glazed bank of hard wood windows to the side elevation, inset spotlighting to the ceilings and a central ceiling light point.

HOUSE BATHROOM

12' 2" x 9' 0" (3.71m x 2.74m)

The house bathroom features a modern contemporary four piece suite which comprises of a panelled bath, a low levelled W.C, a traditional style wash hand basin and a fixed frame walk in shower cubicle with thermostatic walk in shower and with separate handheld attachment. The bathroom features attractive travertine flooring, high gloss brick effect tiling to the half level and splash areas, inset spotlighting to the ceilings and an extractor fan. Additionally, there is a bank of double glazed windows with obscured glass to the side elevation and a chrome towel rail with cast iron column radiator as well as underfloor heating.



FIRST FLOOR LANDING

Taking the kite winding galleried staircase from the open plan dining and kitchen room you reach the landing. There is inset spotlighting to the ceilings and an oak door provides access to bedroom three.

BEDROOM THREE

23' 7" x 15' 0" (7.19m x 4.58m)

Bedroom three is a fabulous proportioned double bedroom which has ample space for freestanding furniture. The room benefits from inset spotlighting to the ceilings, two radiators, ample under eaves storage and there are doors providing access to the en-suite bathroom and to a useful walk in wardrobe area.

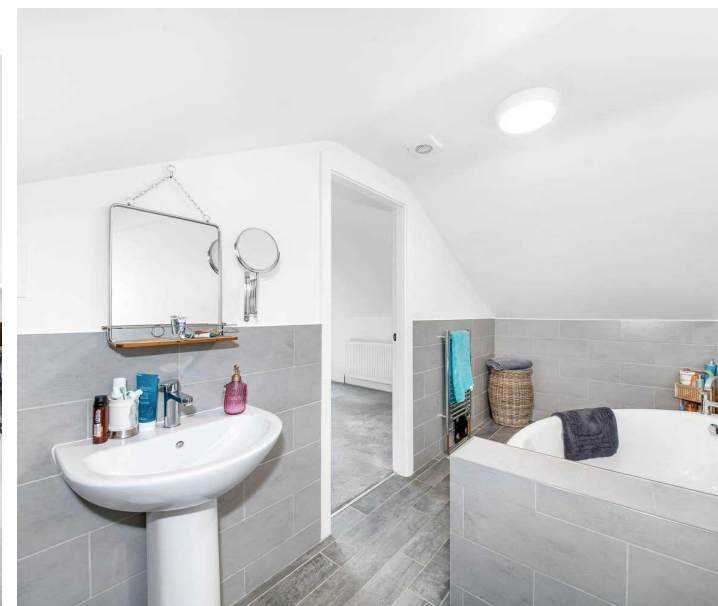
BEDROOM THREE EN-SUITE BATHROOM

15' 0" x 6' 0" (4.58m x 1.83m)

The en-suite bathroom features a white modern white three piece suite which comprises of a low level W.C with push button flush, a pedestal wash hand basin with chrome mixer taps and a corner panelled bath with chrome mixer tap. There is attractive tiled flooring, brick effect tiling to the walls, a ceiling light point, extractor fan and shaver point. Additionally, there is a chrome ladder style radiator.

BEDROOM THREE WALK-IN WARDROBE

The walk in wardrobe is a useful additional storage area which features two hanging rails and space for two standing drawer units and there is a LED ceiling baton.





EXTERNAL

Externally, the property is situated in a most beautiful and aesthetic hamlet of properties in a courtyard setting which is accessed off of station road and leads into a large, block paved courtyard area. The subject property then features a driveway leading to the integral single garage and the front garden is laid predominately to lawn with a pleasant Indian stone flagged patio area which enjoys the afternoon and evening sun. There are stone wall and cast iron railing boundaries, external lights and an external security light and a beautiful timber and glazed arched doorway leads into the property.



ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

Local authority - Wakefield Metropolitan Council

Council tax band – D

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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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

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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.

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

Details printed 07/08/2024

PROPERTY VIEWING NOTES -



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