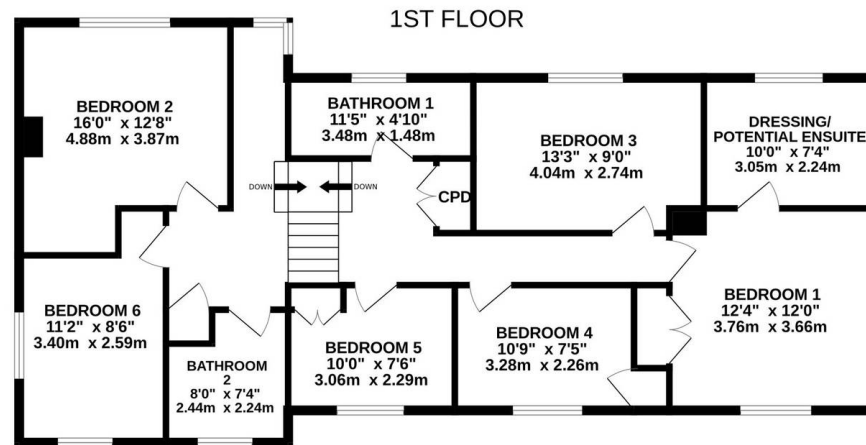
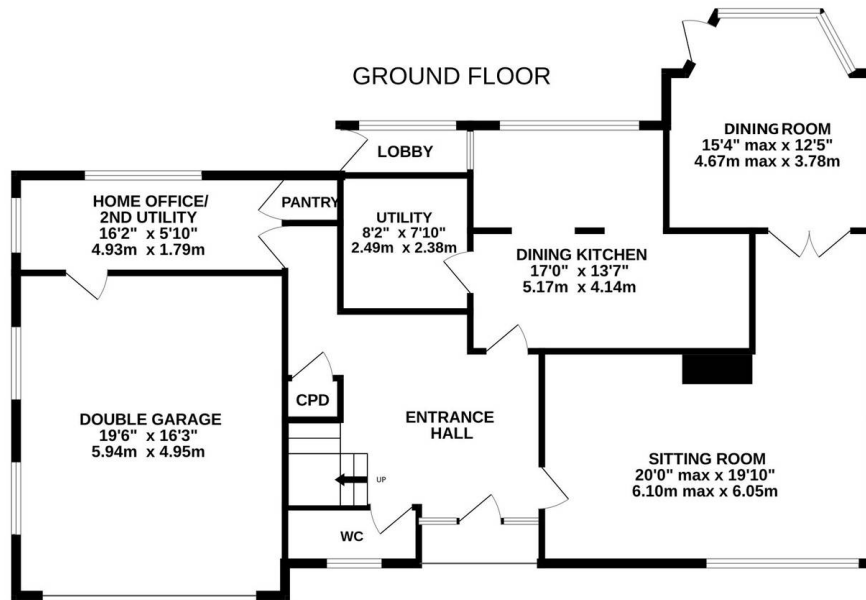




## Saxon House, Molly Hurst Lane, Woolley

Wakefield

Offers in Region of **£760,000**



**MOLLY HURST LANE**

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.



## Saxon House, Molly Hurst Lane

Woolley, Wakefield

A beautifully positioned, detached six bedroom family home built of stone and occupied by the same family since it was built. Saxon House is located on Molly Hurst Lane, a no-through road on the edge of Woolley village. Requiring modernisation, this home can be lived in with relatively minor upgrades or could be altered extensively to create a stunning dwelling. Superbly positioned in a southerly facing plot just out of the centre of the village, the house is in a fabulous location with views to farmland. Saxon House comprises split-level lawned areas as well as private driveway and double garage to front. This property must be viewed to be fully appreciated. The house has an impressive entrance hall, downstairs WC, large L-shaped sitting room with open fireplace, dining room with bay windows and door opening through to rear gardens, dining kitchen with large windows to the rear gardens, utility room, home office/second utility room and pantry, six bedrooms, bedroom one with adjoining large dressing room/future ensuite, two house bathrooms and integral double garage. High ceilings throughout. With a garden and plot that offers a huge amount of potential, this detached family home has a significant renovated/upgraded value with works being particularly worthwhile when considering its location, orientation and gardens.

- Detached six bedroom family home
- Southerly facing plot
- Superbly positioned
- Private driveway and double garage to front

**Simon Blyth**  
ESTATE AGENTS

## ENTRANCE

Recessed storm porch gives shelter to the timber and glazed door with obscured glazed screenage to either side leading into the very large and extremely impressive entrance hallway.

## ENTRANCE HALLWAY

This with a central chandelier point has a high ceiling and a useful understairs storage cupboard. Stairs, a short corridor to the office and a doorway leads through to the sitting room with a further door to the kitchen.

## DOWNSTAIRS W.C

There is a downstairs W.C fitted with a low levelled W.C, wash hand basin and twin double glazed windows.

## SITTING ROOM

20' 0" x 19' 10" (6.10m x 6.05m)

This large L-shaped room occupies a lovely position in the home. It has a beautiful stone fireplace with raised stone flagged hearth and open fired grate, timber display plinths. The room also has library style book shelving and illuminated display alcoves either side of the dining room doors. There are a variety of wall light points, two central ceiling light points and picture lights. The room features two large windows affording the room with a lovely amount of natural light and giving a sheltered view out over the front gardens and beyond as well as to the side lawned gardens of the property. Twin doors open through to the dining room.





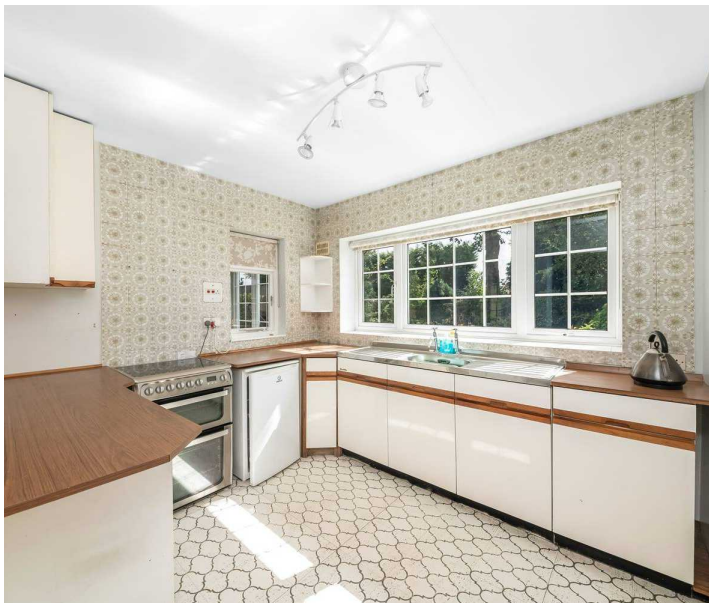
### DINING ROOM

This ample sized dining room is south facing with full height bay windows overlooking the garden with glazed door giving direct access to the rear lawns with views of the historic Woolley village church. Further windows to the side elevation giving views to the side gardens and lawns. There is a central chandelier point, built in book shelving and cupboards below either side of the dining room doors as well as doorway into south facing kitchen.

### KITCHEN

17' 0" x 13' 7" (5.17m x 4.14m)

This kitchen as shown on the floor plan and in the photographs has ample space for a dining kitchen and has super views out over the property's rear gardens. There are units at both the high and low level with stainless steel sink and drainer unit. The dining area has spotlighting to the ceiling and a continuation of the units, there are also built in storage cupboards/pantry and a doorway leads through to the utility room. A further door returns to the entrance hallway.



### UTILITY ROOM

8' 2" x 7' 10" (2.49m x 2.38m)

This utility room has a ceramic sink with working surfaces, cupboards at the high level, plumbing for a washing machine and a space for a dryer. A timber and glazed door gives access to the rear entrance lobby which has exposed stone walls, windows overlooking the gardens, timber and glazed door out to the rear gardens.

### HOME OFFICE/SECOND UTILITY ROOM

16' 2" x 5' 10" (4.93m x 1.79m)

From the entrance hallway, a doorway gives access through to the home office/utility room. This has windows to two sides, once again the principal windows overlooking the rear gardens. It has a working surface with cupboards beneath and a pantry style full height cupboard. This room also has a door through to the property's garage, details of which are to follow.

### FIRST FLOOR LANDING

A staircase rises up to the first floor landing. The landing comprises spindle balustrading, and two loft access points. This area has windows giving a pleasant view out over the property's rear gardens, and in built storage cupboards.





#### **BEDROOM ONE**

12' 4" x 12' 0" (3.76m x 3.66m)

A pleasant double room, with windows to two sides, a bank of in-built robes and a doorway leads through to the dressing room/future en-suite. Currently fitted simply with a wash hand basin, this room overlooks the rear gardens and beyond.

#### **BEDROOM TWO**

16' 0" x 12' 8" (4.88m x 3.87m)

At the other end of the home, this large double bedroom has a super view out over the rear gardens with village scene beyond, and a bank of in-built robes.

#### **BEDROOM THREE**

13' 3" x 9' 0" (4.04m x 2.74m)

A pleasant room with a view out over the property's rear gardens, a bank of in-built robes, storage cupboards above and a vanity unit with inset wash hand basin.

#### **BEDROOM FOUR**

10' 9" x 7' 5" (3.28m x 2.26m)

A pleasant room with an outlook to the front and in built robes.

#### **BEDROOM FIVE**

10' 0" x 7' 6" (3.06m x 2.29m)

Once again, with a view out to the front and in built cupboards.





#### **BEDROOM SIX**

11' 2" x 8' 6" (3.40m x 2.59m)

A good sized room with windows to two sides giving pleasant views out over the village.

#### **HOUSE BATHROOM ONE**

11' 5" x 4' 10" (3.48m x 1.48m)

From the first floor landing and is positioned to the rear of the home, has a four piece suite comprising of a bath with mixer taps and shower fitting over, pedestal wash hand basin, bidet, low level W.C and appropriate decorative tiling.

#### **HOUSE BATHROOM TWO**

8' 0" x 7' 4" (2.44m x 2.24m)

To the front of the first floor landing, this is fitted with a four piece suite comprising of a pedestal wash hand basin, low level W.C, bidet, bath with shower over, and appropriate decorative tiling.

#### **LOFT**

The property is fitted with a loft ladder which gives access to the particularly tall and mostly boarded loft providing a huge amount of storage space which runs the full length of the home. Second loft access on landing by bathroom one.

- Detached six bedroom family home
- Southerly facing plot
- Superbly positioned
- Private driveway and double garage to front





### FRONT EXTERNAL

The property has a good sized driveway which is principally tarmacked and provides parking for a number of vehicles and gives access to the property's attached double garage.

### DOUBLE GARAGE

This double garage has a broad automatically operated up and over door. The garage has two windows to the side, a particularly high ceiling height, personal door through to the property's accommodation and is also home for the property's oil fired Potterton central heating boiler.

### REAR EXTERNAL

The property occupies a fabulous position in this much loved and historic village. The gardens to the front as can be seen in the photographs are mature with a good sized split-level shaped lawn and mature beds to the side. There is a further garden area continuing from the front garden round to the rear garden with mature shrubbery and trees, paved pathway leads around the home. The rear gardens which face in a southerly direction have lovely rural views. There is a continuation of the pathway and a paved patio area, and this pathway and lawns continues around the side of the home to the driveway at the front of the property. The gardens to the rear are particularly private and enjoy a delightful setting, they have a lovely balance of mature trees, a good sized lawn and plenty of space for garden sheds, home offices and additional parking to the side for caravans and other vehicles.



## **ADDITIONAL INFORMATION**

EPC rating – E

Property tenure – Freehold

Local authority - Wakefield Metropolitan Council

Council tax band – TBC

### **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**

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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### **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

Details printed 10/09/2024.

**PROPERTY VIEWING NOTES -**



## Simon Blyth Estate Agents

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