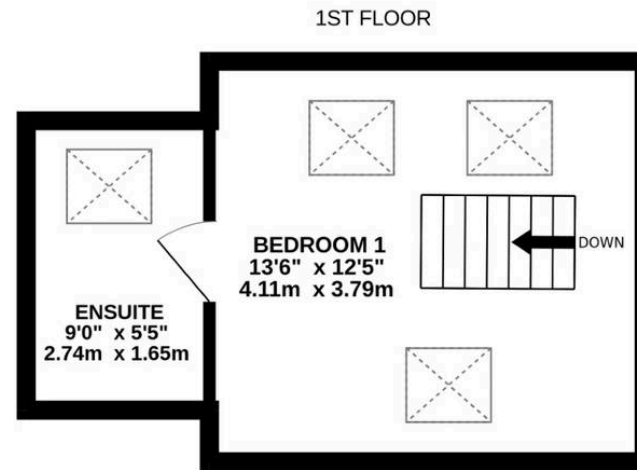
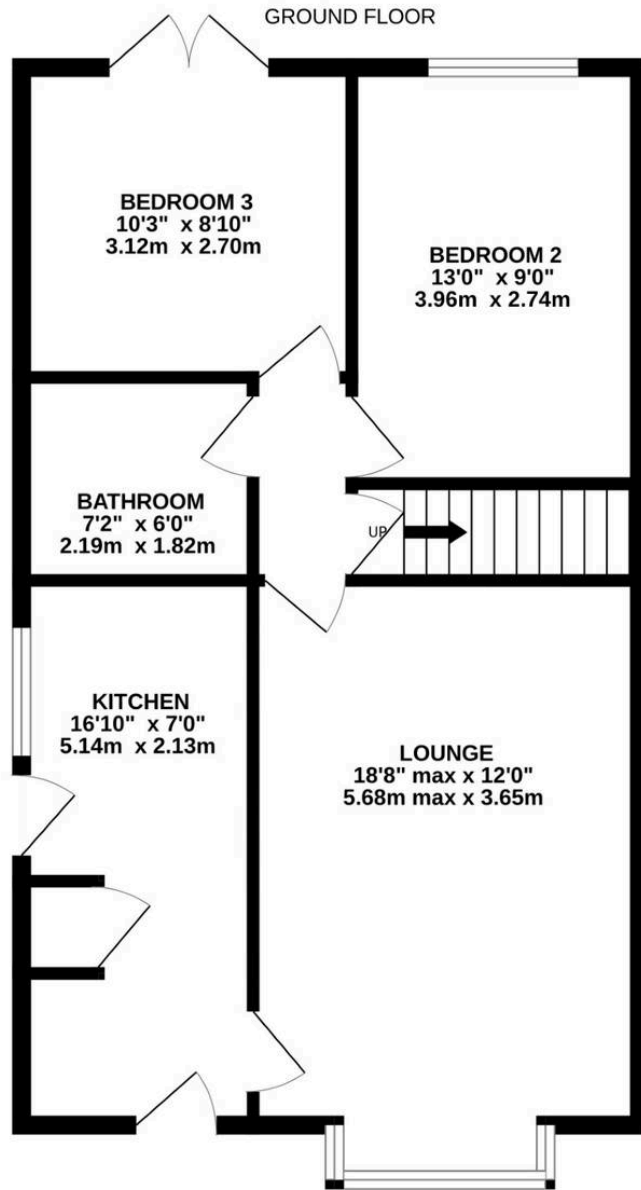




**Oakwood Close, Normanton**

Wakefield, WF6

Offers in Region of **£280,000**



OAKWOOD CLOSE

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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## Oakwood Close

Normanton, Wakefield, WF6

NESTLED IN A PRIVATE, TUCKED AWAY POSITION, BOASTING FABULOUS OPEN VIEWS TO THE REAR OVER PLAYING FIELDS AND HAVING BEEN RENOVATED TO A HIGH STANDARD THROUGHOUT. SITUATED IN A QUIET CUL-DE-SAC SETTING IN ALTOFTS, IN A GREAT POSITION FOR COMMUTER LINKS, CLOSE TO AMENITIES AND IN CATCHMENT FOR WELL REGARDED SCHOOLING. THE PROPERTY BOASTS MODERN KITCHEN, THREE DOUBLE BEDROOMS AND CONTEMPORARY BATHROOM WITH ENSUITE TO BEDROOM ONE.

The accommodation briefly comprises of kitchen, spacious lounge with bay window, inner hallway, two double bedrooms and the family bathroom to the ground floor. To the first floor is the principal bedroom boasting a wealth of natural light, with three sky light windows and an ensuite shower room. Externally there is a driveway to the front leading to the attached garage/workshop and the lawn garden, to the rear is a low maintenance, enclosed garden with flagged patio area ideal for alfresco dining and a lawn garden.

Council Tax band: B

Tenure: Freehold

EPC Rating: D

- IN A PRIVATE, TUCKED AWAY POSITION
- BOASTING FABULOUS OPEN VIEWS
- RENOVATED TO A HIGH STANDARD THROUGHOUT
- IN A GREAT POSITION FOR COMMUTER LINKS

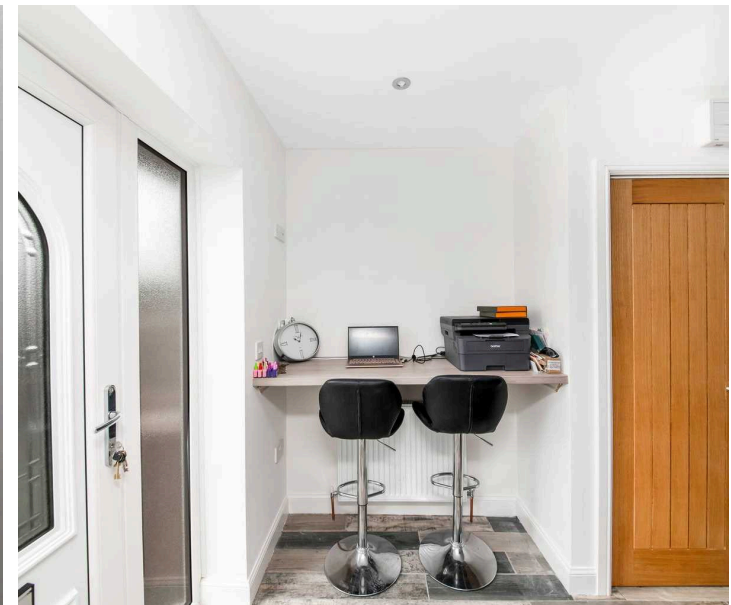
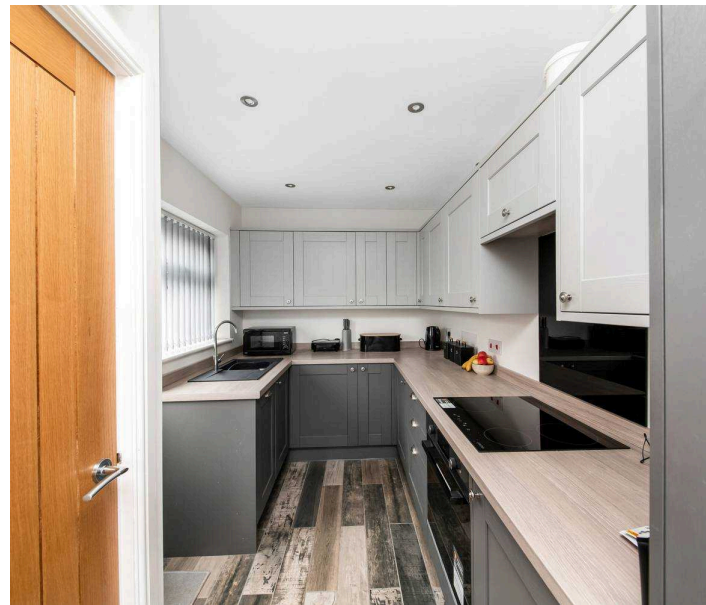
**Simon Blyth**  
E A G E N T S

## GROUND FLOOR

### KITCHEN

16' 10" x 6' 11" (5.14m x 2.12m)

Enter into the property through a double glazed PVC door with obscured glazed inserts into the kitchen. There is an adjoining double glazed window with obscured glass to the front, and a double glazed external door with obscured glazed inserts to the side with an adjoining window. The kitchen features inset spotlighting to the ceilings, attractive tiled flooring, a radiator and an oak door provides access to the open plan living dining room. There are fitted wall and base units with shaker style cupboard fronts and with complimentary work surfaces over which incorporate a single bowl composite sink and drainer unit with chrome mixer tap. The kitchen is well equipped with high quality appliances which include a four ring ceramic hob with ceramic splashback and a built in electric fan assisted oven, integrated washing machine, an integrated fridge and freezer unit, and a built in slimline dishwasher. There is a useful pantry/cloaks cupboard and a breakfast bar ideal for informal dining.





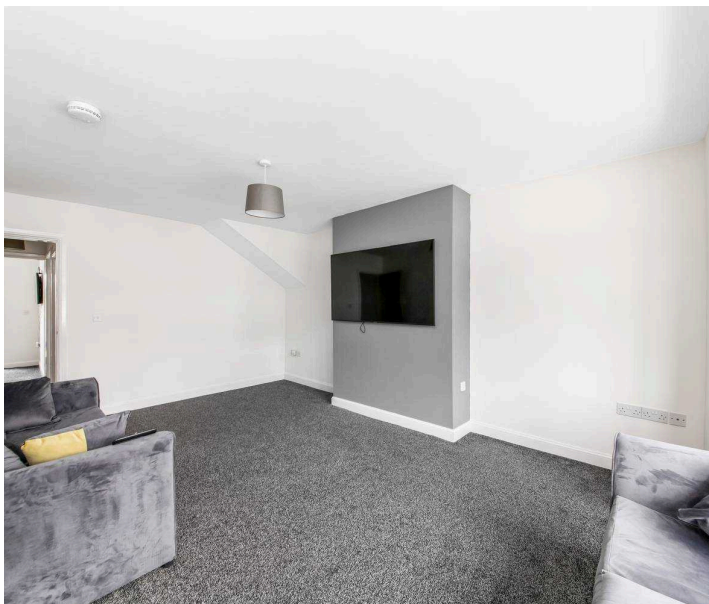
#### **OPEN PLAN LIVING DINING ROOM**

18' 8" x 12' 0" (5.68m x 3.65m)

As the photography suggests the open plan living dining room is a generous proportioned light and airy reception room which features a double glazed bay window to the front elevation, flooding the room with a great deal of natural light. There is a radiator, central ceiling light point, and an oak door provides access into an inner hallway.

#### **INNER HALLWAY**

The inner hallway has oak doors providing access to two double bedrooms, the house bathroom and enclosing the staircase rising to the first floor. It is carpeted and features a central ceiling light point.



### **BEDROOM TWO**

12' 11" x 8' 11" (3.94m x 2.72m)

Bedroom two is a generous proportioned light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double glazed windows to the rear elevation which provides a pleasant view across the property's gardens and of the playing fields beyond. There is a central ceiling light point, and a radiator.

### **BEDROOM THREE**

10' 2" x 8' 10" (3.12m x 2.70m)

Bedroom three again can accommodate a double bed with ample space for freestanding furniture. There are double glazed French doors to the rear elevation providing direct access to the well-manicured and landscaped gardens and also providing a pleasant view across the open fields. There is a ceiling light point and a radiator.

### **HOUSE BATHROOM**

6' 11" x 6' 0" (2.10m x 1.82m)

The house bathroom features a modern contemporary three piece suite which comprises of a L shaped panelled bath with thermostatic rainfall shower and separate handheld attachment and glazed shower guard, a low levelled W.C with concealed cistern and push button flush, and a wall hung wash hand basin with chrome monobloc mixer tap and vanity drawers beneath. There is attractive tiled walls and tiled flooring, a panelled ceiling with central ceiling light point, extractor fan, a wall hung ladder style radiator and a bank of double glazed windows with obscured glass to the side elevation and tiled surround.





### **FIRST FLOOR LANDING**

Taking the kite winding staircase from the inner hallway you reach the first floor.

### **BEDROOM ONE**

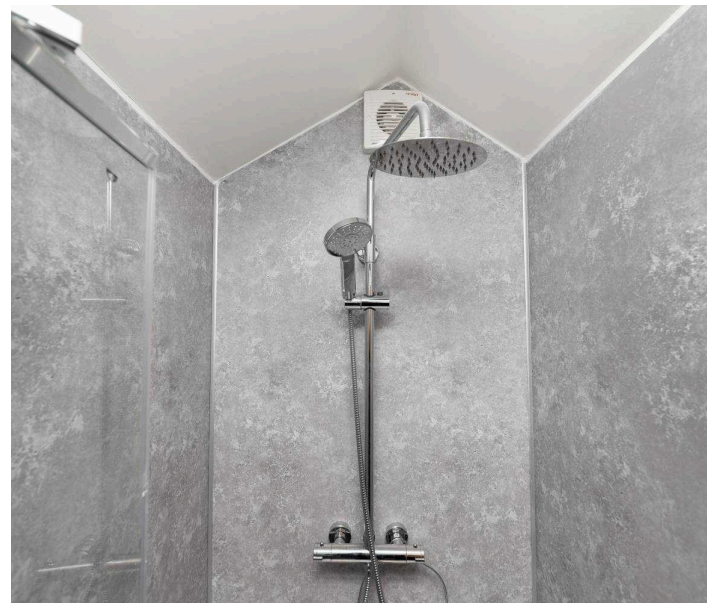
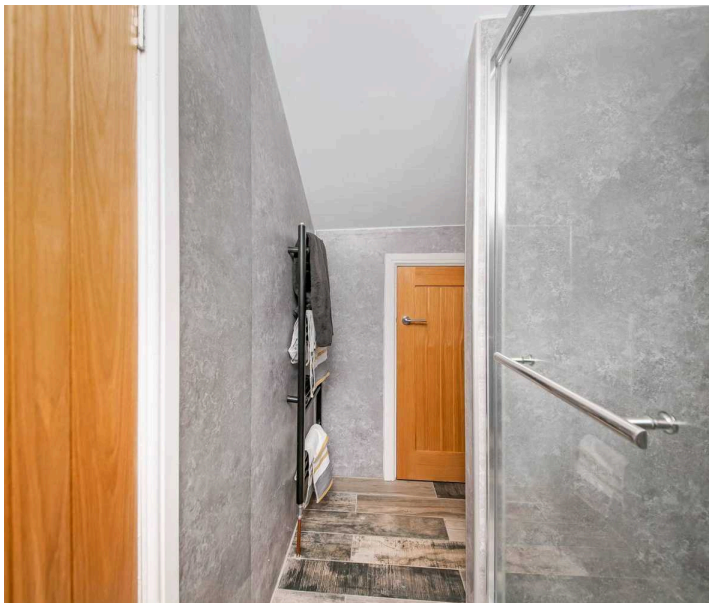
13' 6" x 12' 5" (4.11m x 3.79m)

Bedroom one features a generous proportioned light and airy double bedroom which has an array of fitted furniture including built in wardrobes and under eaves storage areas. There are two double glazed skylight windows to the front elevation and a single skylight window to the rear elevation, inset spotlighting to the ceilings, a radiator and an oak door provides access to the en-suite shower room. There is an oak banister with glazed balustrade over the stairwell head.

### **EN-SUITE SHOWER ROOM**

8' 11" x 5' 5" (2.73m x 1.65m)

The en-suite shower room features a modern contemporary three piece suite which comprises of a fixed frame shower cubicle with fixed frame thermostatic rainfall shower and with separate handheld attachment, a low levelled W.C with concealed cistern and push button flush, and a broad wall hung wash hand basin with chrome monobloc mixer tap with vanity drawers beneath, there is attractive panelling to the walls and splash areas, tiled flooring, inset spotlighting to the ceilings and an extractor fan. Additionally, there is a wall hung ladder style radiator, a oak door provides access to a useful under eaves storage cupboard and a skylight window to the front elevation provides the shower room with a great deal of natural light and it has a integrated blind.



## EXTERNAL

Externally to the rear the property benefits from a low maintenance garden which features an Indian stone flagged patio area ideal for alfresco dining, BBQing and entertainment. The garden is then laid to lawn with a flower and shrub beds, attractive fenced boundaries and the garden enjoys uninterrupted views of the playing fields adjoining. There is an additional Indian stone flagged hard standing behind the garage which provides a sheltered area perhaps for a hot tub or summer house and there is a pedestrian composite door which proceeds to the garage/workshop.

## GARAGE/WORKSHOP

As the photography and floor layout plan suggests, the garage/workshop is a generous proportioned space which features a up and over door to the front, a double glazed window to the side elevation, and a pedestrian access composite double glazed door which leads to the rear garden. There is lighting and power in situ.





## **ADDITIONAL INFORMATION**

Property tenure – Freehold

Local authority - Wakefield Metropolitan Council

Council tax band – C

### **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 08/11 /2024.

**PROPERTY VIEWING NOTES -**

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