

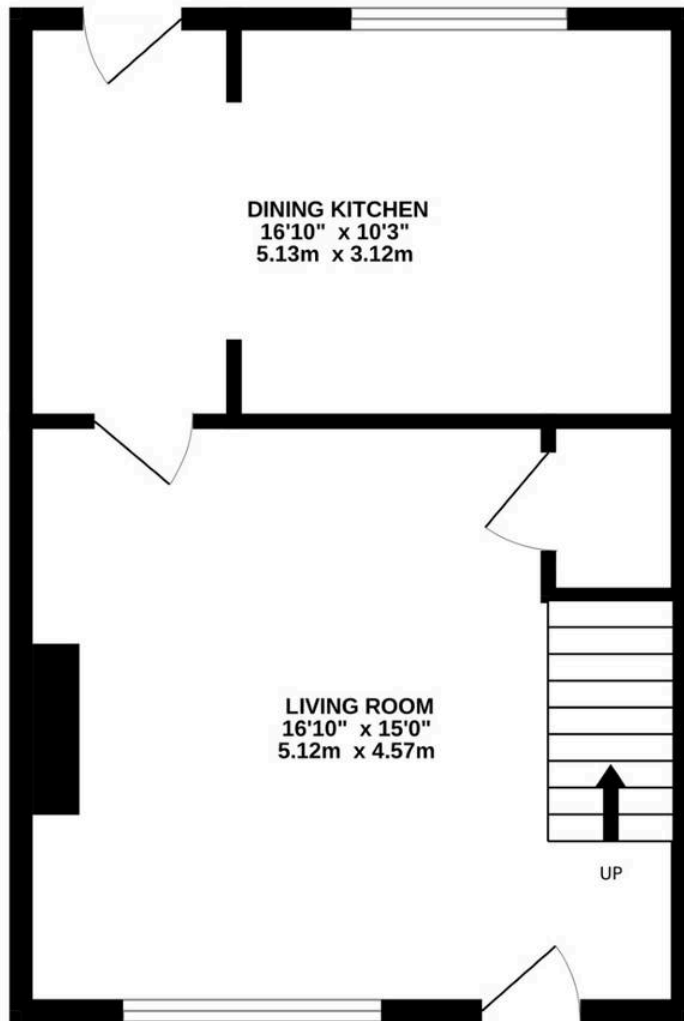


## Hollin Lane, Calder Grove

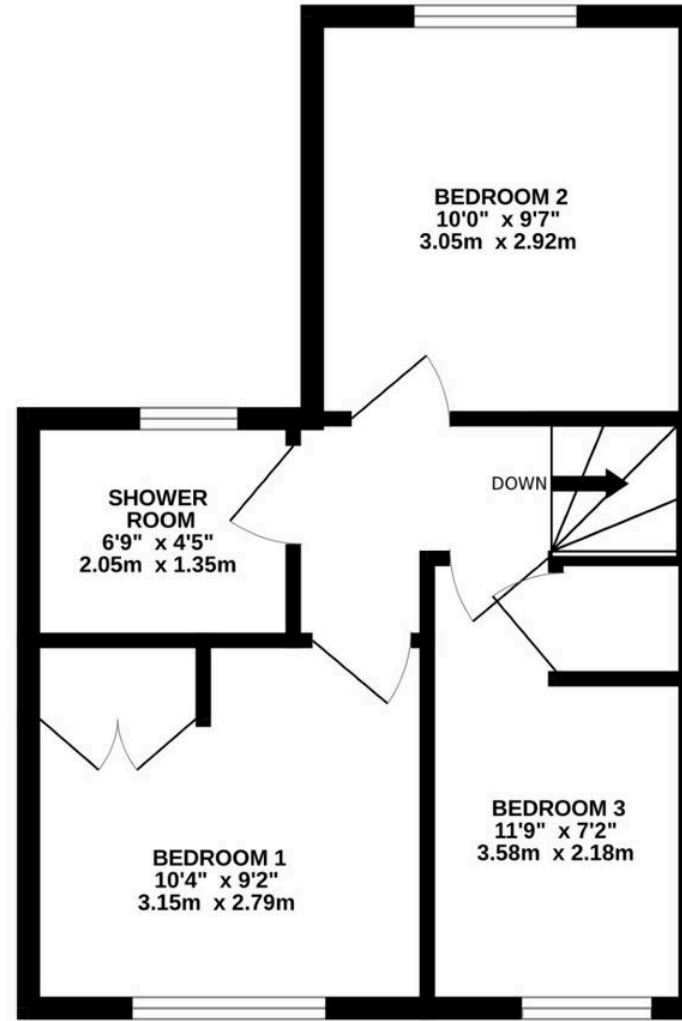
Wakefield, WF4

Offers in Region of **£200,000**

GROUND FLOOR



1ST FLOOR



HOLLIN LANE

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## Hollin Lane

Calder Grove, Wakefield

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

A SUPERBLY APPOINTED, THREE BEDROOM, THROUGH TERRACE HOME SITUATED IN THE POPULAR AREA OF CALDER GROVE. IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND IN CATCHMENT FOR WELL REGARDED LOCAL SCHOOLING. THE PROPERTY HAS BEEN WELL MAINTAINED AND BENEFITS FROM MODERN SHOWER ROOM, ENCLOSED REAR GARDEN AND ENJOYS A GREAT DEAL OF NATURAL LIGHT. The property accommodation briefly comprises of entrance, lounge, open-plan dining-kitchen with utility area which gives access to the rear garden. To the first floor there are three bedrooms and the house shower room. Externally to the front is a low maintenance garden, to the rear is an enclosed garden with two flagged patio areas.





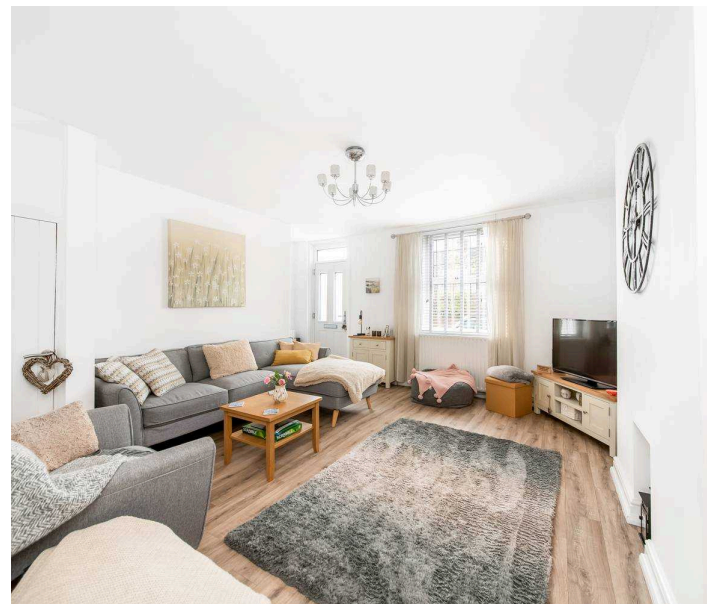
### RECEPTION

Enter the property through a double glazed composite front door with obscured glazed inserts and leaded detailing into the entrance. A staircase rises to the first floor with a wooden banister and there is a radiator and tile effect vinyl flooring. The entrance then seamlessly leads into the lounge.

### LOUNGE

15' 0" x 16' 10" (4.57m x 5.13m)

As the photography suggests, the lounge is a generously proportioned, light and airy reception room which features a double-glazed window with leaded detailing to the front elevation, a central ceiling light point, a radiator and a multipaneled oak and glazed door leading to the open plan dining kitchen and utility room. Additionally, a door encloses the staircase which descends to the lower ground floor.



### LOWER GROUND FLOOR

17' 0" x 7' 0" (5.18m x 2.13m)

A stone kite winding staircase descends to the lower ground floor. There is shelving at the cellar head, a ceiling light point and at the base of the stairs there is a useful cellar area which is ideal for storage with a stone slab table, various plug points and block paved flooring.



## OPEN PLAN DINING KITCHEN AND UTILITY ROOM

As the photography suggests, the open plan dining kitchen and utility room enjoys a great deal of natural light which cascades through the double-glazed window and double-glazed external door to the rear elevation. There is attractive tile effect vinyl flooring, a radiator, and 2 ceiling light points.

### UTILITY AREA

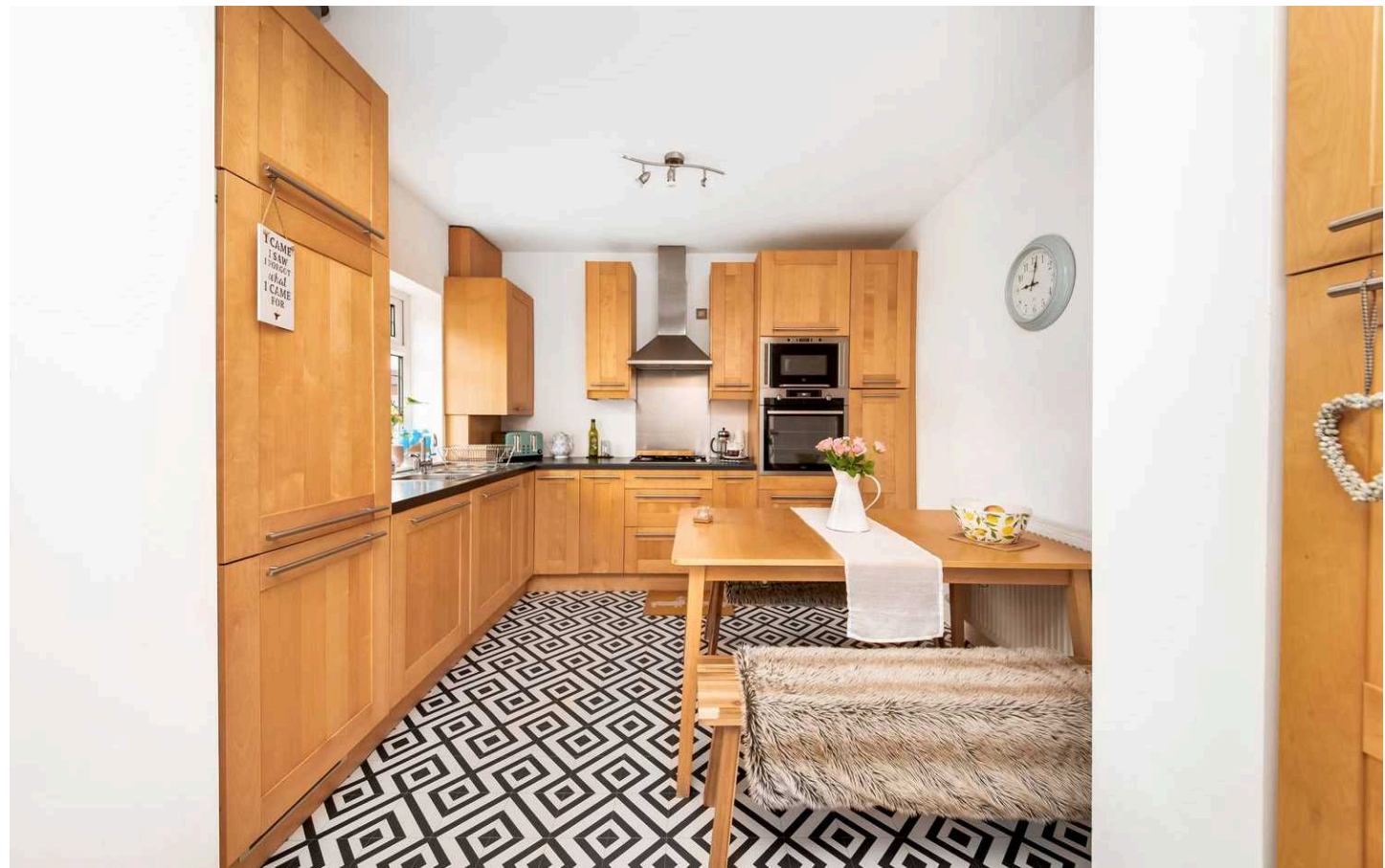
5' 0" x 10' 4" (1.52m x 3.15m)

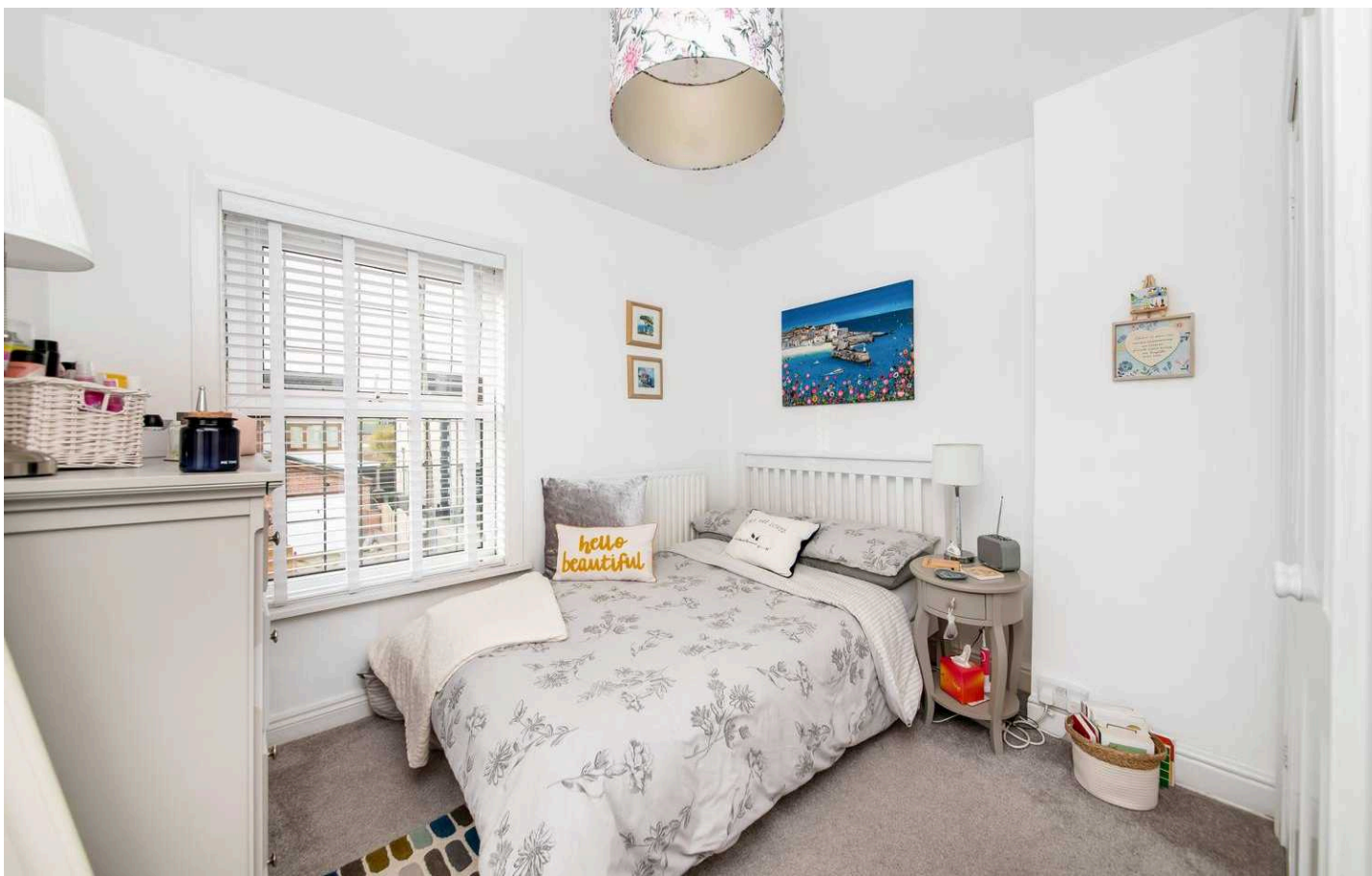
The utility area features a fitted worksurface with wall cabinets with part shaker style and part obscured glazed display cabinets, plumbing for a washing machine and space for a tumble dryer. There is a useful tall pantry cupboard and a double-glazed external door with obscured glazed inserts and leaded detailing leading to the garden. The utility area then seamlessly leads into the open plan dining kitchen.

### OPEN PLAN DINING KITCHEN

10' 4" x 9' 0" (3.15m x 2.74m)

The open plan dining kitchen room features fitted wall and base units again with shaker style cupboard fronts and with complimentary rolled edge work surfaces over which incorporate a 1.5 bowl stainless steel sink and drainer unit with a chrome mixer tap. The kitchen is well equipped with built in appliances which include a 4-ring gas hob with stainless steel splashback and canopy style cooker hood over, a built in a e g oven, integrated shoulder level microwave combination oven, a built-in dishwasher and integral fridge and freezer unit. The kitchen benefits from under unit lighting, pull out pantry units, corner carousel units and soft closing doors and drawers. A cupboard houses the wall mounted combination boiler and the window to the rear elevation has a pleasant view onto the gardens.





### LANDING

Taking the staircase from the entrance you reach the first-floor landing which features a ceiling light point, multipaneled doors which provide access to 3 bedrooms and the house shower room and there is a loft hatch which provides access to a useful attic space.

### BEDROOM ONE

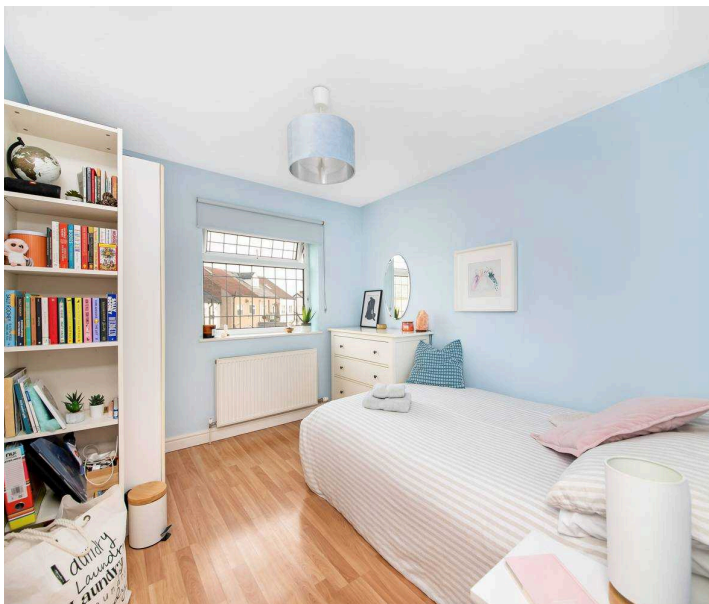
10' 0" x 9' 7" (3.05m x 2.92m)

Bedroom one is a light and airy double bedroom which has ample space for free standing furniture. There is a double-glazed window to the front elevation with leaded detailing, a ceiling light point, a radiator and the room benefits from fitted wardrobes which have hanging rails and shelving in situ.

### BEDROOM TWO

10' 4" x 9' 2" (3.15m x 2.79m)

Bedroom two again is a light and airy and well-proportioned double bedroom which has ample space for free standing furniture. There is a double-glazed window to the rear elevation with leaded detailing, a ceiling light point, laminate flooring and a radiator.





### BEDROOM THREE

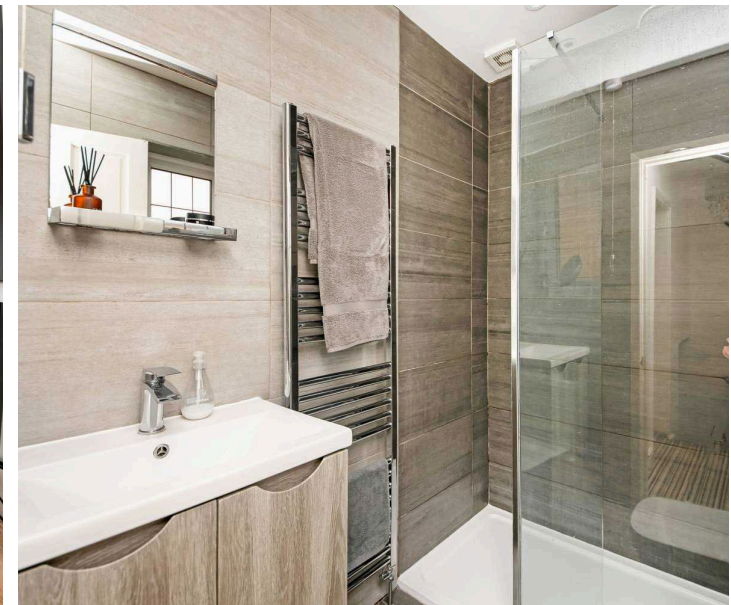
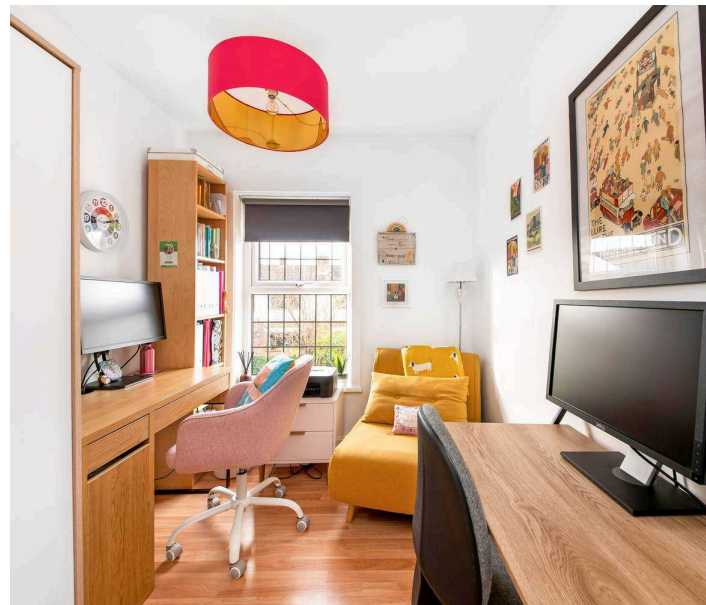
11' 9" x 7' 2" (3.58m x 2.18m)

Bedroom three is situated at the front of the property and it is a light and airy bedroom. There is laminate flooring, a double-glazed window with leaded detailing to the front elevation, a radiator, ceiling light point and a useful cupboard over the bulkhead for the stairs.

### SHOWER ROOM

6' 8" x 4' 5" (2.03m x 1.35m)

The shower room features a modern contemporary three-piece suite which comprises of a fixed frame shower cubicle with thermostatic rainfall shower and with a separate handheld attachment, a broad wash hand basin with a chrome monobloc mixer tap and vanity cupboards beneath and a low-level W.C with push button flush. There is tiled flooring and contrasting tiling to the walls, inset spotlighting to the ceilings, an extractor fan and a chrome ladder style radiator. There is a double-glazed window with obscured glass, leaded detailing and tiled surrounding to the rear elevation.







#### **FRONT EXTERNAL**

Externally to the front the property features a low maintenance enclosed garden with walled boundaries, a gravel bed and a pathway leading to the front door.



#### **REAR EXTERNAL**

To the rear the property features an enclosed, low maintenance garden which features a flagged patio area which currently houses the bin store. This area could be utilised as a barbeque or alfresco dining area. There are two low maintenance gravelled areas with a decking pathway that leads to the lower patio. The lower patio enjoys the afternoon and evening sun and there are fenced boundaries, an external security light and a raised flower bed. Please note that there is a pedestrian right of access across the rear garden for the neighbouring property.



PROPERTY VIEWING NOTES -



PROPERTY VIEWING NOTES -



## **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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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 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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