

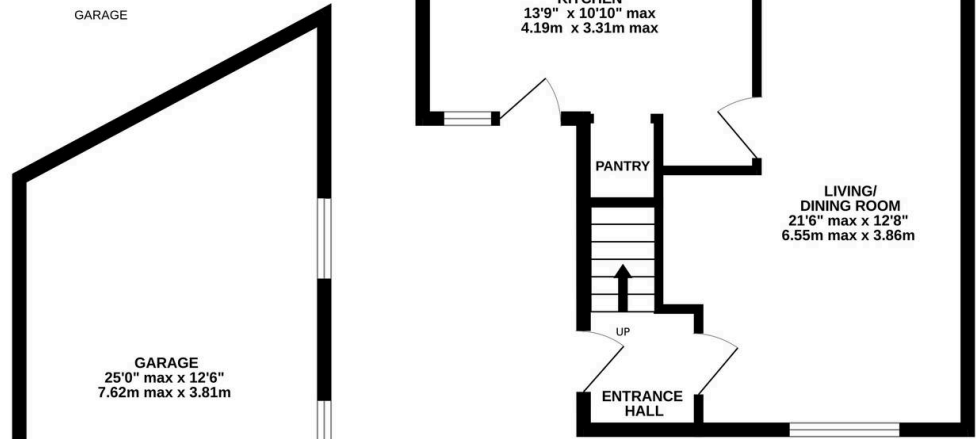


Hall Cliffe Grove, Horbury

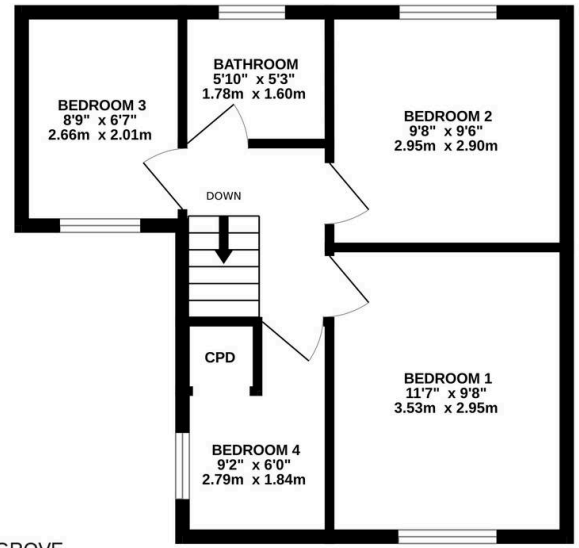
Wakefield

Offers in Region of **£300,000**

GROUND FLOOR



1ST FLOOR



HALL CLIFFE GROVE

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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Hall Cliffe Grove

Horbury, Wakefield

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

SITUATED ON THE FRINGES OF A PRIVATE CUL-DE-SAC SETTING IS THIS SUPERBLY PRESENTED, FOUR BEDROOM, SEMI-DETACHED FAMILY HOME. OCCUPYING A GENEROUS CORNER PLOT WITH FABULOUS VIEWS ACROSS NEARBY FIELDS AND FAR REACHING VIEWS INTO THE DISTANCE. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND THE VILLAGE HIGH STREET.

The property accommodation briefly comprises of entrance, open-plan living/dining room with bi-fold doors leading into the garden and a high specification kitchen to the ground floor. To the first floor there are four bedrooms and the house bathroom. Externally there is a block paved driveway providing off street parking for multiple vehicles and leading to a spacious detached garage. There is a low maintenance gravelled garden to the front and an enclosed garden to the rear with two lawn areas and raised decking area ideal for alfresco dining with a further decking area that takes advantage of the pleasant open views.

- PRIVATE CUL-DE-SAC SETTING
- FOUR BEDROOM
- FABULOUS VIEWS ACROSS NEARBY FIELDS
- IN THE CATCHMENT FOR WELL REGARDED SCHOOLING

Simon Blyth
ESTATE AGENTS



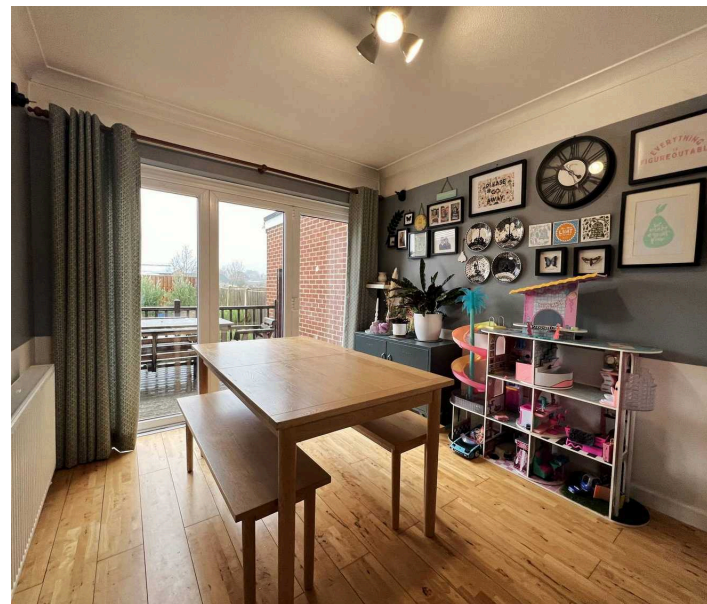
ENTRANCE

Enter into the property through a double-glazed composite front door with obscured glazed inserts and leaded detailing into the entrance. There is a multi-panelled door providing access to the open plan living dining room including a ceiling light point, a radiator, a telephone point and a staircase rising to the first floor with a wooden banister.

OPEN PLAN LIVING DINING ROOM

21' 6" x 12' 8" (6.55m x 3.86m)

As the photography suggests, the open plan living dining room is a generously proportioned light and airy reception room which benefits from dual aspect bank of windows to the front elevation, and double glazed bi-folding doors to the rear elevation. There are pleasant views across the property's gardens and direct access to the rear decking area. The room is decorated to a high standard and features decorative coving to the ceilings, two ceiling light points, a radiator and the focal point of the room is the inset fireplace with space for an electric fire with oak lintel above and raised stone hearth. There is a multi-panelled door providing access to the kitchen.



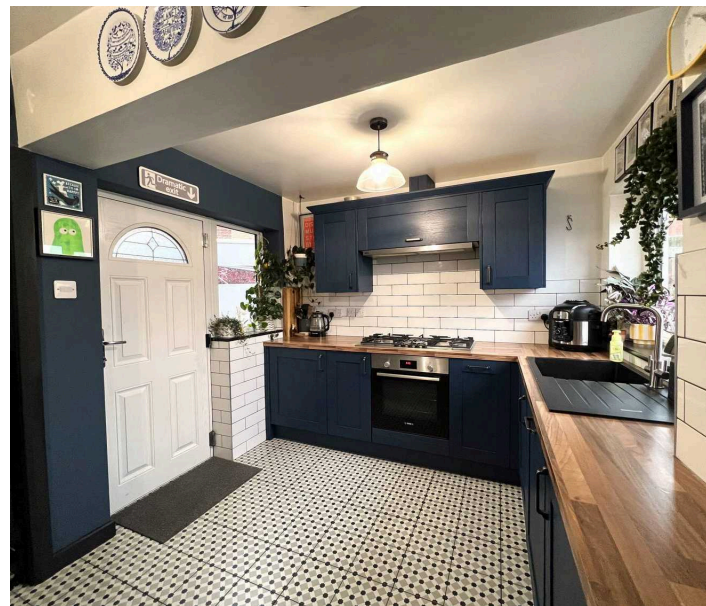
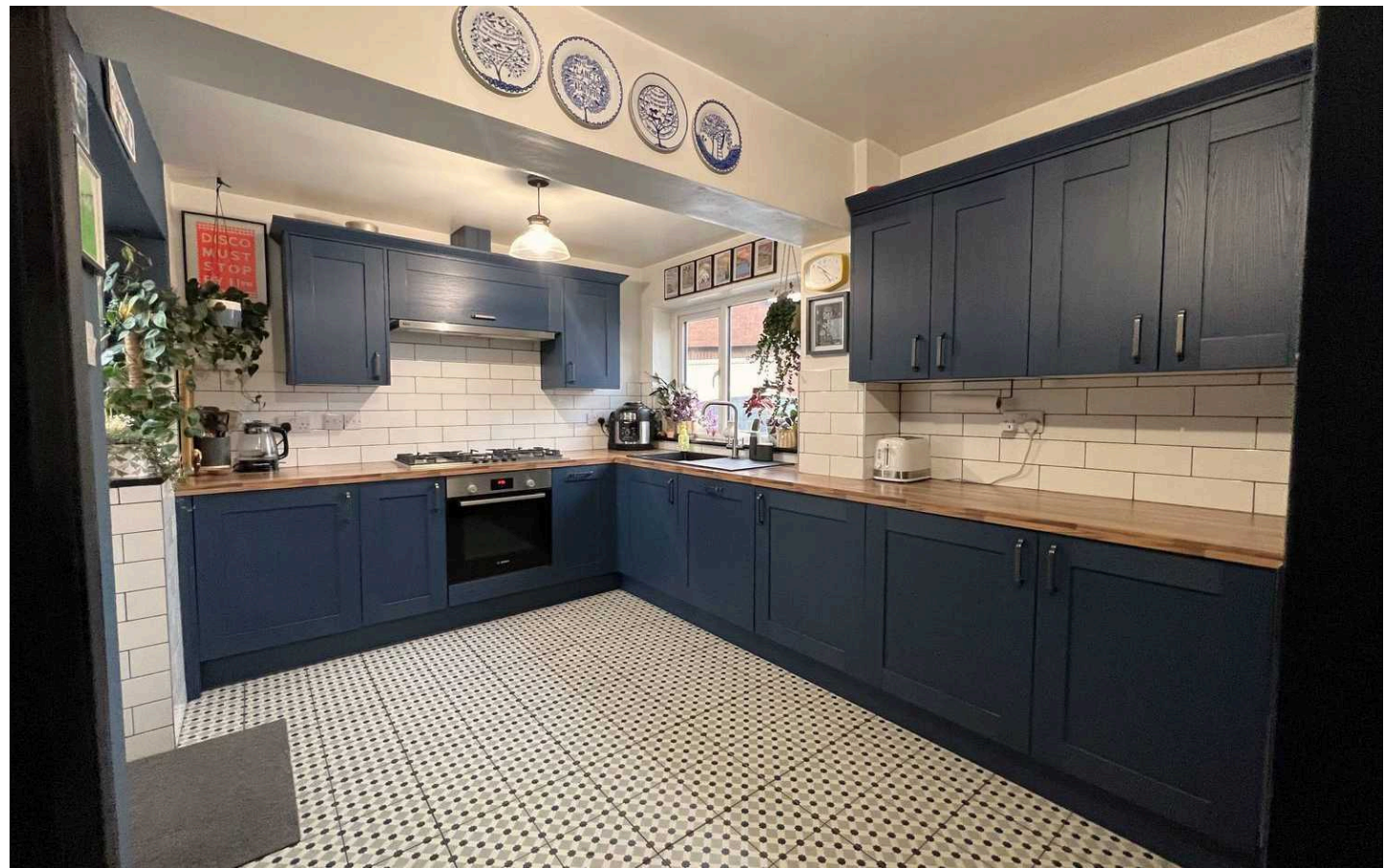
KITCHEN

13' 9" x 10' 10" (4.19m x 3.31m)

The kitchen again enjoys a great deal of natural light which cascades through the dual aspect double glazed windows to both the front and rear elevations. There are pleasant views across the property's gardens and far reaching views into the distance. The kitchen includes two ceiling light points, attractive tiled flooring, and a double-glazed composite door with obscured glazed inserts and leaded detailing to the front elevation, a doorway then provides access to a useful cloaks storage and under stairs cupboard. The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts with complimentary work surfaces over which incorporate a composite single bowl sink and drainer unit with brushed chrome mixer tap. The kitchen is well equipped with high quality built-in appliances which include a five ring Bosch gas hob with integrated AEG cooker hood over and built in electric fan assisted oven. There is an integrated dishwasher, integral fridge and freezer unit, integral dryer and a cupboard that houses the automatic washing machine. The kitchen benefits from high gloss brick effect tiling to the splash areas, soft closing doors and drawers, corner carousel units and a tall pantry cupboard. The kitchen includes two ceiling light points and a tall, ladder style radiator.

LANDING

Taking the staircase to the first floor you reach the landing. Which features multi-panelled doors providing access to four bedrooms and the house bathroom. There is a ceiling light point and a wooden banister with spindle balustrade over the stairwell head.





BEDROOM ONE

11' 7" x 9' 8" (3.53m x 2.95m)

As the photography suggests, bedroom one is a generously proportioned light and airy double bedroom which has ample space for freestanding furniture, there is a bank of double-glazed windows to the front elevation which provide pleasant open aspect views, a central ceiling light point and a radiator.



BEDROOM TWO

9' 8" x 9' 6" (2.95m x 2.90m)

Bedroom two again, enjoys a great deal of natural light with a double-glazed bank of windows to the rear elevation which also provides fantastic open aspect view across nearby fields and with far reaching views across the valley. There is a ceiling light point and radiator.



BEDROOM THREE

8' 9" x 6' 7" (2.66m x 2.01m)

Bedroom three is a light and airy single bedroom which has ample space for free standing furniture. There is a ceiling light point, radiator and a bank of double-glazed windows to the front elevation.



BEDROOM FOUR

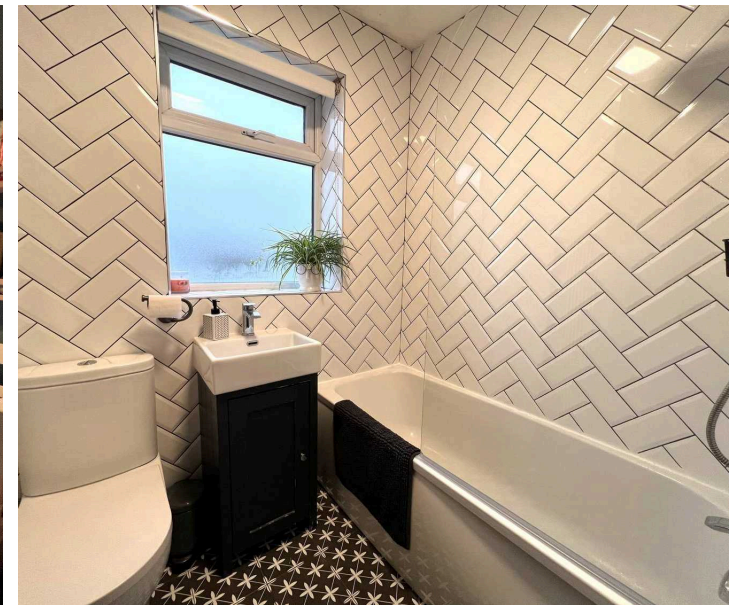
9' 2" x 6' 0" (2.79m x 1.84m)

Bedroom four is a single bedroom which could be utilised as a home office or nursery. There is a double-glazed window to the side elevation, a radiator, a ceiling light point and a useful cupboard over the bulkhead for the stairs which has a hanging rail and shelving in situ. There is a loft hatch which provides access to a useful attic space.

HOUSE BATHROOM

5' 10" x 5' 3" (1.78m x 1.60m)

The house bathroom features a modern contemporary three-piece suite which comprises of a panelled bath with a thermostatic rainfall shower over, and with a separate handheld attachment. It also includes a broad wash hand basin with vanity cupboards beneath, a chrome monobloc mixer tap and a low level W.C with push button flush. There is attractive tiled flooring, high gloss herringbone style tiled walls, a double-glazed window with tiled insets and obscured glass to the rear elevation, an anthracite ladder style radiator and a ceiling light point.





DETACHED GARAGE

25' 0" x 12' 6" (7.62m x 3.81m)

The garage features an up-and-over door. There is lighting and power in situ and two banks of windows to the side elevation with further storage available in the rafters.

EXTERNAL

The property is situated at the edge of a private cul-de-sac setting and features a block paved driveway providing off-street parking for multiple vehicles in tandem. The driveway leads down the side of the property to the detached garage. In the front garden there is a low maintenance gravelled hard standing which could be utilised as further off-street parking or for sitting outside. To the rear of the property, the garden is laid predominantly to lawn with well stocked and mature flower and shrub beds. It also includes a raised decking area ideal for alfresco dining and BBQing. There is an external security light, an external tap, and at the bottom of the garden there is a further raised decking area with a timber gazebo above which is a great space for evening entertainment. The gazebo takes full advantage of the pleasant open aspect views across nearby fields and far into the distance. The rear garden can be enclosed with a gate which separates the drive, and there are part walled and part fenced boundaries.



PROPERTY VIEWING NOTES -

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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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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



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