



**Hopewell Way, Crigglestone**

Wakefield, WF4

Offers in Region of **£245,000**





## Hopewell Way,

Crigglestone, Wakefield

**\*\*SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN\*\***

A DELIGHTFUL RENOVATED TWO BEDROOM DETACHED BUNGALOW WITH PLEASANT GARDENS IN A LOVELY HEAD OF THE CUL-SE-SAC LOCATION WITH A PARKING BAY FOR THREE VEHICLES TO THE FRONT. THE HOME HAS BEEN TASTEFULLY UPGRADED IN RECENT TIMES AND HAS A GOOD SIZED LOUNGE WITH DINING AREA AND BAY WINDOW, GLAZED DOORS TO THE CONSERVATORY OVERLOOKING THE ENCLOSED REAR GARDENS, TWO DOUBLE BEDROOMS NEWLY INSTALLED HIGH QUALITY KITCHEN AND DELIGHTFUL BATHROOM. WITH UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING, THIS TRUE BUNGALOW OCCUPIES A PLEASANT LOCATION AND IS COMPETITIVELY PRICED.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



### ENTRANCE

Attractive uPVC and obscured glazed door with matching glazed side panel gives access through to the entrance hallway. This entrance hallway is of a particularly good size and has a loft access point, a chandelier point and two good sized storage cupboards, one of which is home for the high quality wall mounted gas fired central heating boiler. The other cupboard is shelved, providing useful storage space, a doorway then leads through to the lounge.

### LOUNGE

18' 0" x 15' 5" (5.49m x 4.70m)

This with dining area, is of a particularly good size and has a broad bay window giving an outlook over the property's front gardens and beyond with woodland in the distance. The room has a period style fireplace with raised hearth, attractive back cloth and gas coal burning effect fire. The room has two ceiling light points, one for the lounge and one for the dining area and there is also coving to the ceiling. Sliding glazed patio doors gives access through to the property's conservatory.





### **CONSERVATORY**

8' 10" x 8' 0" (2.69m x 2.44m)

This with attractive flooring has a lovely outlook over the property's enclosed rear gardens. It is glazed to three sides and has twin glazed doors giving external access out to the rear gardens.

### **KITCHEN**

8' 0" x 8' 9" (2.44m x 2.67m)

Fitted with a range of newly installed units at both the high and low level. The kitchen has timber effect working surfaces, inset stainless-steel sink unit with mixer tap over, stainless steel and glazed fronted oven, Halogen hob, stainless steel splashback, stainless steel and glazed extractor fan above, plumbing for an automatic washing machine, and fridge freezer space. Once again, there is a window giving a pleasant look outlook to the front.



### **BEDROOM ONE**

10' 7" x 9' 10" (3.23m x 3.00m)

A double room with a pleasing view out over the property's enclosed rear gardens, the room has a central ceiling light point and in built robe with twin doors.

## **BEDROOM TWO**

9' 10" x 7' 2" (3.00m x 2.18m)

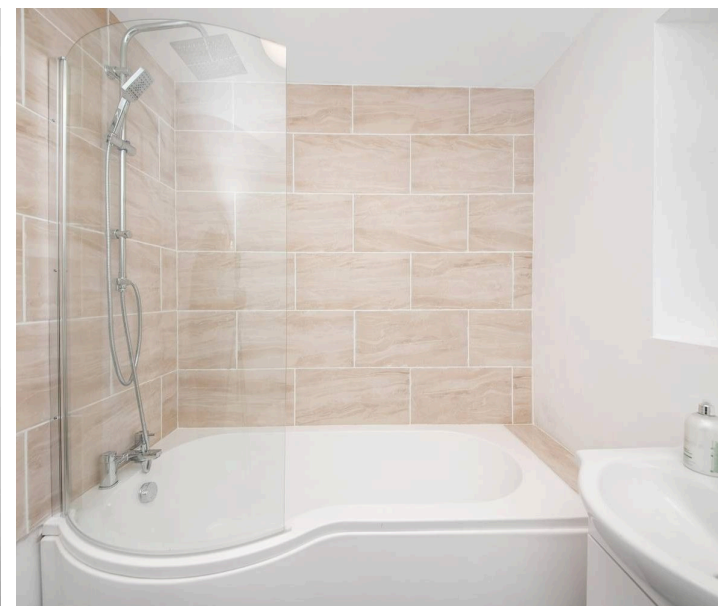
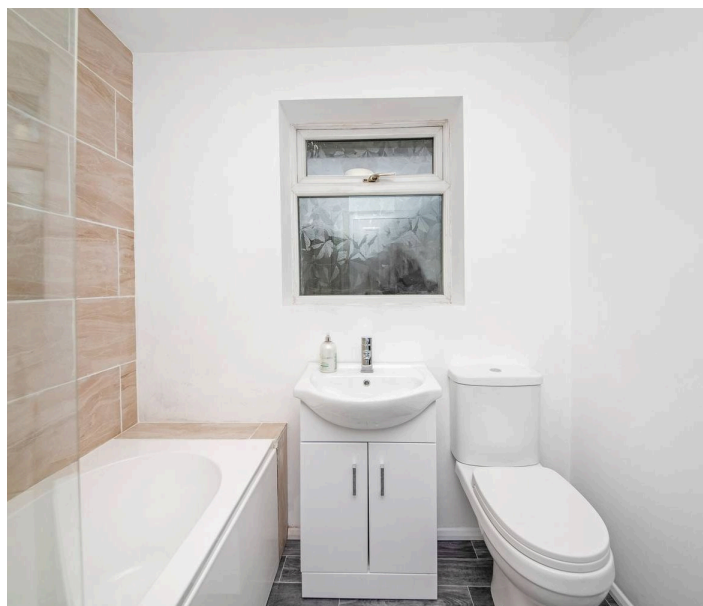
A good sized room once again with a pleasant outlook to the front.



## **BATHROOM**

6' 7" x 6' 0" (2.01m x 1.83m)

The property's bathroom is presented to a high standard and has a shaped bath with curved glazed screen, high quality chrome fittings including mixer tap and chrome shower, low levelled, W.C, wash hand basin with vanity cupboard beneath, combination central heating radiator/heated towel rail, attractive tiling to the full ceiling height around the bath/shower area, and obscured glazed window.





### **OUTSIDE**

Occupying a lovely position at the head of a cul-de-sac, this quiet location with other detached homes nearby has a shared driveway with its immediate neighbour, this provides a right of way over for number 29 giving access to a very large parking/driveway bay. This provides parking for 2/3 vehicles.



## GARDENS

These are lawned with two lawned areas, laurel hedging to one side, attractive brick set pathway leading up to the front entrance door and to the side there is a further pathway giving access around to the rear gardens. These gardens truly need to be seen to be fully appreciated. They are enclosed by a combination of hedging and timber panelling. They have been landscaped to provide attractive raised border, ideal for shrubbery/planting. There is a good sized levelled lawn, broad brick set patio/sitting out area and access pathway. It should be noted that the property has external lighting, external tap, gas fired central heating and double glazing.

## EXTRAS

Carpets, curtains and certain other extras may be available via separate negotiation.





## **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**

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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 24/12/2024.

**PROPERTY VIEWING NOTES -**



## Simon Blyth Estate Agents

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