



Heather Close, Wakefield, West Yorkshire

Driveway and Garage for storage | Ensuite facilities | Space for a home office, dining room and a play room | Large living room | Landscaped rear garden | Three double bedrooms | Utility and pantry

4 Bedroom Detached House | Asking Price: **£324,995**

Rosedale
& Jones

Heather Close, Wakefield, West Yorkshire

DESCRIPTION

A very large property, with loads of space upstairs and down. Situated in a well regarded area, enjoying a landscaped rear garden and some beautiful rural walks nearby.

Key Features

- Driveway and Garage for storage
- Ensuite facilities
- Space for a home office, dining room and a playroom
- Large living room
- Landscaped rear garden
- Three double bedrooms
- Utility and pantry



LOCATION

Heather Close, located in the sought-after Outwood area of Wakefield, offers the perfect balance of suburban tranquility and urban convenience. This quiet cul-de-sac is ideal for families and professionals, with easy access to shops, restaurants, and reputable schools, including Outwood Grange Academy and Outwood Primary Academy Lofthouse Gate. Commuting is a breeze with excellent road connections to the M1 and M62, alongside Outwood Railway Station just a mile away, providing regular services to Leeds and Wakefield. Nearby parks and leisure facilities further enhance the area's appeal, making Heather Close a delightful place to call home.

EXTERIOR

Front

Low maintenance, with a small garden and decorative borders. A block paved driveway with parking for one vehicle and an integral garage with an up over door which offers some storage capacity. Note: on-street parking is available, but the lawned area could be used to add a second off street parking spot if preferred.

Rear

A landscaped garden with a raised patio area which catches the sun well - perfect for a BBQ and some garden furniture to enjoy on those hotter summer days. The garden can easily be enclosed on all sides if needed, so could be ideal for children or family pets. There is also a generous grass lawn and floral plantations to the boundaries. Notably, there is an exterior power supply built-in to the patio area.

INTERIOR - Ground Floor

Entrance

A useful space which can accommodate some shoe and coat storage. Double Glazed exterior uPVC door and a Central Heated radiator.

Kitchen

4.31m x 2.76m

It comes fitted with a range of wall/base units and a 1.5l capacity sink and drainer. Supported appliances include: a fitted electric oven, four gas 'ring' hobs with a fitted extractor fan above, space for a fridge freezer, a washing machine and a tumble dryer. There is a small utility area/pantry which is very handy too. Double Glazed uPVC exterior door leading to the rear garden and Double Glazed windows to both the front and side aspects, respectively which let in plenty of sunlight. Spotlighting, splash back tiling and a Central Heated radiator.

Living Room

6.40m x 3.63m

A huge room, large enough to support a range of furniture layouts including plenty of storage furniture too. Double Glazed windows to the side and rear aspects, Double Glazed French doors to the Sun Room, an electric fireplace and two Central Heated radiators.

Study

3.43m x 2.61m

Ideal for those working from home, a quiet space for a desk and some storage units. Alternatively, the space has also been used as an additional bedroom in the past. Central Heated radiator.

Sun Room / Dining Room

3.55m x 2.84m

Enjoying the sun for much of the day, this room is a lovely place to relax throughout the year with tranquil garden views. Alternatively, the space has also been previously used as a dining room and is large enough to support a six seated table and chairs suite quite comfortably. Central Heated radiator, Double Glazed windows. French Doors to the side and rear aspects.

Snug / Playroom

2.84m x 1.89m

This room would make a quiet reading room, a snug or a playroom depending on your preference. Notably, the current owner mentions that it is great for kids as they have their own space but you can still keep an eye on them from the living room. Double Glazed windows to the side and rear aspects.

W/C

Features a WC, a wash basin with fitted storage units underneath and an extractor fan, with an isolation switch. Central Heated radiator.

INTERIOR - First Floor

Landing

Spacious with access to the loft and a storage cupboard.

Bedroom One

3.99m x 2.76m

Large enough to support a double bed and bedside tables. The room also benefits from fitted double wardrobes and ensuite facilities. Central Heated radiator and Double Glazed windows to the front elevation.

En-Suite

Featuring tiled walls, a walk-in electric shower with a chrome shower head and a wash basin with splash back tiling. A Double Glazed window to the front elevation and an extractor fan with isolation switch.

Bedroom Two

3.72m x 2.76m

Large enough to support a double bed and two bedside tables. This room also benefits from fitted double wardrobes. Central Heated radiator and Double Glazed windows to the rear elevation.

Bathroom

Tiled walls, a w/c, a wash basin and a bathtub with an electric shower fitting. Central Heated towel rack and 'frosted' Double Glazed window to the rear elevation.

Bedroom Three

3.14m x 2.43m

Another good sized bedroom, large enough to support a double bed and additional storage furniture, as required. Central Heated radiator and Double Glazed windows to the rear elevation.

Bedroom Four

2.63m x 2.29m

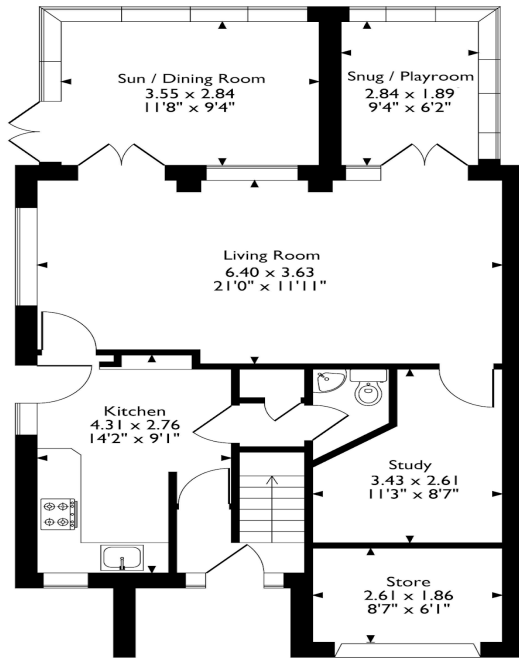
Large enough to support a single bed and some additional storage furniture, as required. Ideal as a nursery, a bedroom for a small child, a study or perhaps a walk-in wardrobe. Central Heated radiator and Double Glazed windows to the front elevation.

Disclaimer

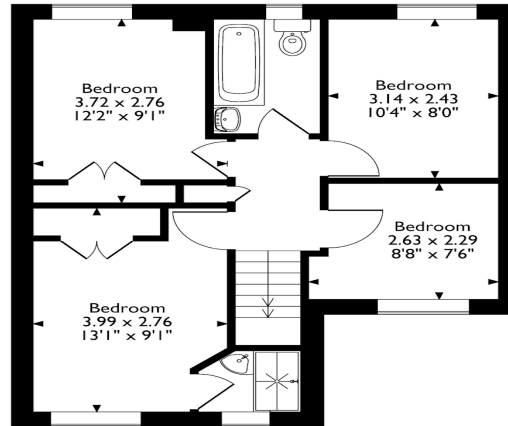
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Heather Close, Outwood, Wakefield
 Approximate Gross Internal Area
 Main House = 110 Sq M/1184 Sq Ft
 Outside Store = 5 Sq M/54 Sq Ft
 Total = 115 Sq M/1238 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | 80 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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