

Simon Blyth

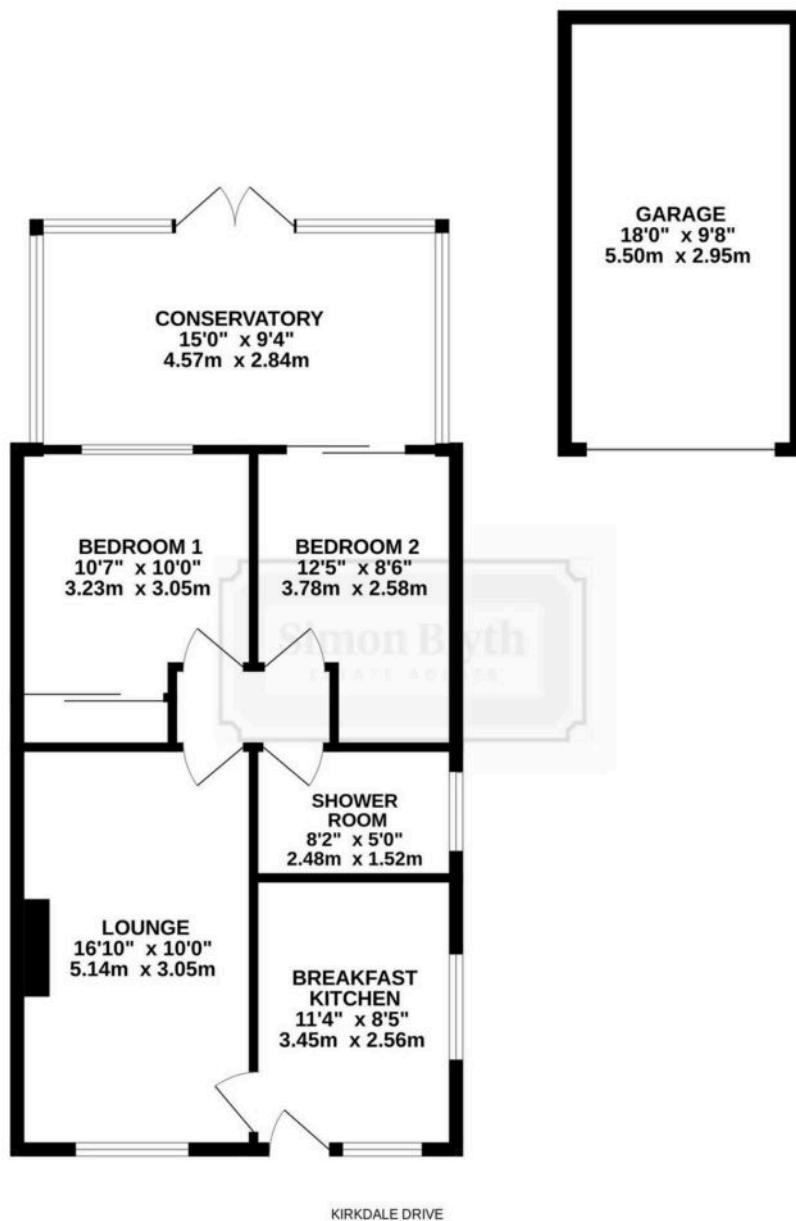
ESTATE AGENTS



Kirkdale Drive, Calder Grove

Wakefield

Offers in Region of £135,000



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Kirkdale Drive

Calder Grove, Wakefield

Council Tax band: B

Tenure: Freehold

A SEMI-DETACHED, TRUE BUNGALOW, SITUATED IN THE POPLAR RESIDENTIAL LOCATION OF CALDER GROVE. ACCESSED ON THE FLAT, AND BOASTING LOW MAINTENANCE GARDENS TO THE FRONT AND REAR, THE PROPERTY OFFERS TWO BEDROOMS, CONSERVATORY, DRIVEWAY AND DETACHED GARAGE. OFFERED WITH NO ONWARD CHAIN.

The property accommodation briefly comprises of breakfast kitchen, lounge, inner hallway, two bedrooms, shower room and conservatory. Externally there is a low maintenance garden to the front laid mainly to gravel with driveway leading down the side of the property. To the rear is an enclosed garden, with flower and shrub beds and a detached garage.

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KITCHEN

11' 4" x 8' 5" (3.45m x 2.56m)

Enter into the property through a double-glazed PVC front door with obscured glazed inserts into the breakfast kitchen. The kitchen features dual aspect double-glazed windows to the front and side elevations. There is tiled flooring, inset spotlighting to the ceilings and a radiator. The kitchen features fitted wall and base units with a rolled edge worksurface over which incorporates a one and a half bowl stainless steel sink and drainer unit with a chrome mixer tap. There is space for a gas cooker with tiling to the splash areas and an integrated cooker hood over. There is under unit lighting and space and provisions for an automatic washing machine and for an under-counter fridge unit. There is a breakfast bar, with space for an under-counter appliance, and the kitchen also houses the property's wall mounted combination boiler.





LOUNGE

16' 10" x 10' 0" (5.14m x 3.05m)

The lounge enjoys a great deal of natural light which cascades through the double-glazed bayed window looking out to the front elevation. The room features decorative coving to the ceilings, two wall light points and a central ceiling light point. There is oak flooring, a radiator and the focal point of the room is the electric fireplace with tiled inset and hearth and ornate mantel surround. A multipaneled timber door then proceeds to an inner hallway.



INNER HALLWAY

The inner hallway again has decorative coving to the ceiling, an inset spotlight to the ceiling and a loft hatch which provides access to a useful attic space. There is laminate flooring, and multipaneled doors provide access to bedroom one, bedroom two and the house wet room.

BEDROOM ONE

10' 7" x 12' 5" (3.23m x 3.78m)

Bedroom one is a double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation with tiled windowsills which provide light to and from the conservatory. There is inset spotighting to the ceiling, decorative coving and a decorative dado rail. Additionally, there is floor to ceiling fitted wardrobes with sliding doors which have hanging rails and shelving in situ, a radiator and laminate flooring.



BEDROOM TWO

12' 5" x 8' 6" (3.78m x 2.58m)

Bedroom two is currently being utilised as a second reception room. It features laminate flooring, a decorative dado rail and coving to the ceilings. There is a central ceiling light point, a radiator and double-glazed sliding patio doors provide access to the conservatory.





SHOWER ROOM

8' 2" x 5' 0" (2.48m x 1.52m)

The shower room features a three-piece suite comprising of a low-level W.C with push button flush. There is also a pedestal wash hand basin and a wet room style shower. There are attractive tiled walls, a panelled ceiling with inset spot lighting, a double-glazed window with obscured glass to the side elevation. There is a chrome ladder style radiator and extractor fan.



CONSERVATORY

15' 0" x 9' 4" (4.57m x 2.84m)

The conservatory enjoys a great deal of natural light with banks of windows to both the side elevation and the rear elevation. There are two ceiling light points with fan attachments, double-glazed French doors provide access to the rear garden and there is tiled flooring, a radiator and ample plug points in situ.



DETACHED GARAGE

18' 1" x 9' 8" (5.50m x 2.95m)

The garage features an up and over door. There is lighting and power in situ, fitted shelving and a work bench to the rear of the garage.

GARDEN

Externally the property features a tandem driveway providing off street parking for multiple vehicles, this leads down the side of the property to a detached garage. The front garden is low maintenance with a gravelled area and well stocked flower and shrub beds. There is an external light, a door canopy by the front door and following the driveway down the side of the property there is an external tap and a further external light.

REAR EXTERNAL

Externally to the rear the property features a low maintenance enclosed garden which is laid predominantly with gravel, and features flower and shrub beds and fenced boundaries.



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

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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 - 24/02/25

PROPERTY VIEWING NOTES -

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