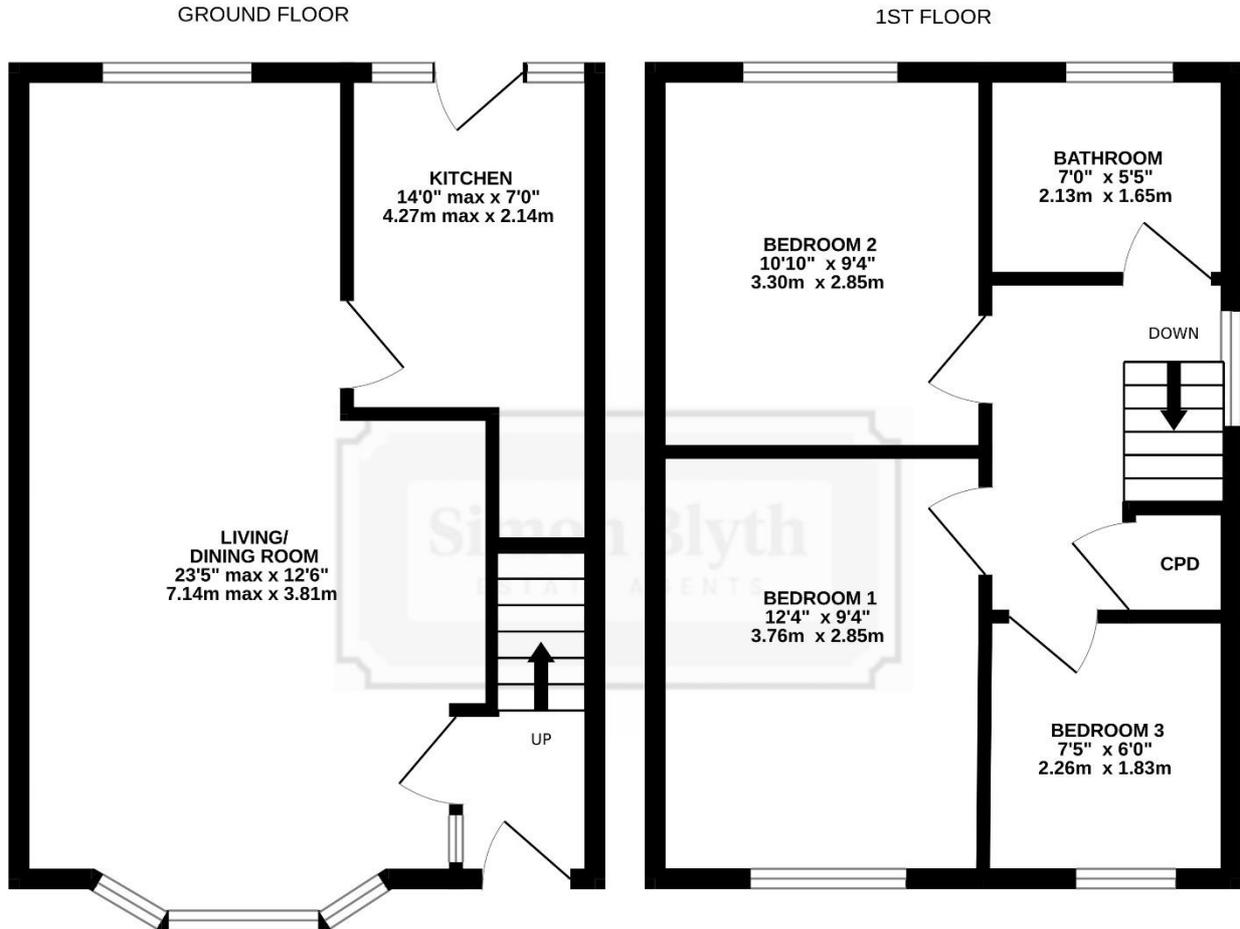




12 WOODMOOR DRIVE, CRIGGLESTONE, WF4 3NS



WOODMOOR DRIVE

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PROPERTY DESCRIPTION

A SUPERBLY PRESENTED, THREE BEDROOM, END-TERRACE FAMILY HOME, SITUATED IN THE SOUGHT AFTER VILLAGE OF CRIGGLESTONE. FINISHED TO A HIGH STANDARD INTERNALLY, THE PROPERTY IS IDEAL FOR THE GROWING FAMILY, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance, open-plan living/dining room with bay window to the front and kitchen to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally there is lawn garden to the front and a driveway, to the rear is an enclosed garden with patio and lawn and hardstanding for a shed.

Offers Around £215,000

GROUND FLOOR

ENTRANCE PORCH

Enter into the property through a double glazed composite front door with obscure glazed inserts into the entrance hall. The entrance hall has a multi panel door with a bank of windows to the side elevation that leads into the lounge. A carpeted staircase then raises to the first floor with wooden banister and there is a recessed spotlight to the ceiling and a radiator.

OPEN PLAN LIVING DINING ROOM

Measurements – 23'5" x 12'6" (7.14m x 3.81m)

As the photography suggests the open plan living dining room is a generous proportioned light and airy reception room with dual aspect windows with a fabulous bay window to the front elevation with views on to the front garden and a bank of windows to the rear elevation. The open plan living dining room features inset spotlighting to the ceiling, two radiators and a doorway then leads into the kitchen.





KITCHEN

Measurements – 14'0" x 7'0" (4.27m x 2.14m)

The kitchen features a wide range of fitted wall and base units with high gloss handleless cupboard fronts and with complementary work surfaces over which incorporates a one and a half bowl ceramic sink and drainer unit with chrome mixer tap. The kitchen is equipped with high-quality built-in appliances including a five-ring gas hob with ceramic splash back and extraction over, a built-in fan assisted oven, integrated fridge and freezer unit and with space and provisions for an automatic washing machine. The kitchen features high quality flooring, inset spotlight to the ceilings, a wall mounted electric heater, and the units continue under the stairs providing a great deal of additional storage. There is a double-glazed external composite door with integrated blinds and adjoining windows to either side to the rear elevation the gardens.



FIRST FLOOR

LANDING

Taking the staircase to the first floor, you reach the landing which has multi panel doors with windows above providing access to three well proportioned bedrooms and the house bathroom. There is a double-glazed window with obscure glass to the side elevation providing a wealth of natural light, inset spotlighting to the ceiling and a loft hatch provides access to a useful attic space. There is also a fitted cupboard over the stairs providing a great deal of storage.



BEDROOM ONE

Measurements – 12'4" x 9'4" (3.76m x 2.85m)

Bedroom one is situated at the front of the property and is a generous proportioned light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the front elevation, inset spotlighting to the ceilings and a radiator.



BEDROOM TWO

Measurements – 10'10" x 9'4" (3.30m x 2.85m)

Bedroom two again enjoys a wealth of natural light which cascades through the double-glazed bank of windows to the rear elevation which offers a pleasant view across the properties gardens and with far reaching views into the distance across the valley. There is a radiator, inset spotlighting to the ceilings.



BEDROOM THREE

Measurements – 7'5" x 6'0" (2.26m x 1.83m)

Bedroom three is a single bedroom which could be utilised as home office or nursery it features a bank of double-glazed windows to the front elevation. There is a radiator and a recessed spotlight to the ceiling.



HOUSE BATHROOM

Measurements – 7'0" x 5'5" (2.13m x 1.65m)

The house bathroom features a white three-piece suite which comprises of a panel bath with thermostatic rainfall shower over and with separate handheld attachment, a broad pedestal wash hand basin and a low-level W.C. with push button flush. There is tiling to the splash areas, an extractor vent, ceiling light point and a chrome ladder style radiator. Additionally, there is a double-glazed window with obscure glass with tiled surround to the rear elevation.



OUTSIDE

FRONT EXTERNAL

Externally to the front the property features a tarmacked tandem driveway providing off street parking for two cars. The front garden is laid predominantly to lawn with a flagged pathway which leads to the front door. There is a gate to the side of the property which encloses the rear garden.

REAR EXTERNAL

Externally to the rear the property enjoys an enclosed low maintenance rear garden which features a flagged patio area ideal for alfresco dining, BBQing and entertainment. There is a gravelled area immediately to the rear of the property which enjoys the afternoon and evening sun. Down the side of the property there is space for a substantial garden shed and further storage with an external security light and external double socket as well as an external tap. The rear garden features a lawn area with low maintenance gravel beds with space for pots and plants and with part walled and part fence boundaries. At the bottom of the garden there is a lagged hard standing with space for a substantial garden shed and a gate to the rear then leads into the rear courtyard.





ADDITIONAL INFORMATION

EPC rating - C

Property tenure – Freehold

Local authority – Wakefield metropolitan district Council

Council tax band – B

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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