



HODSONS



Orchard House, 420 Barnsley Road, Wakefield, WF2 6QE

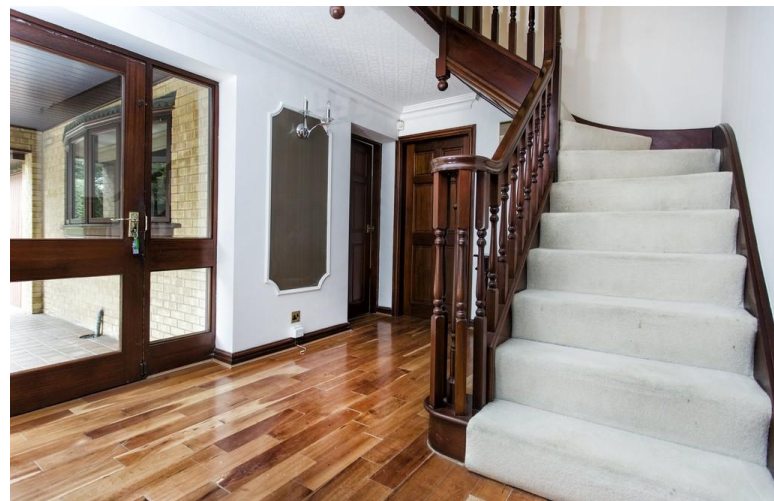
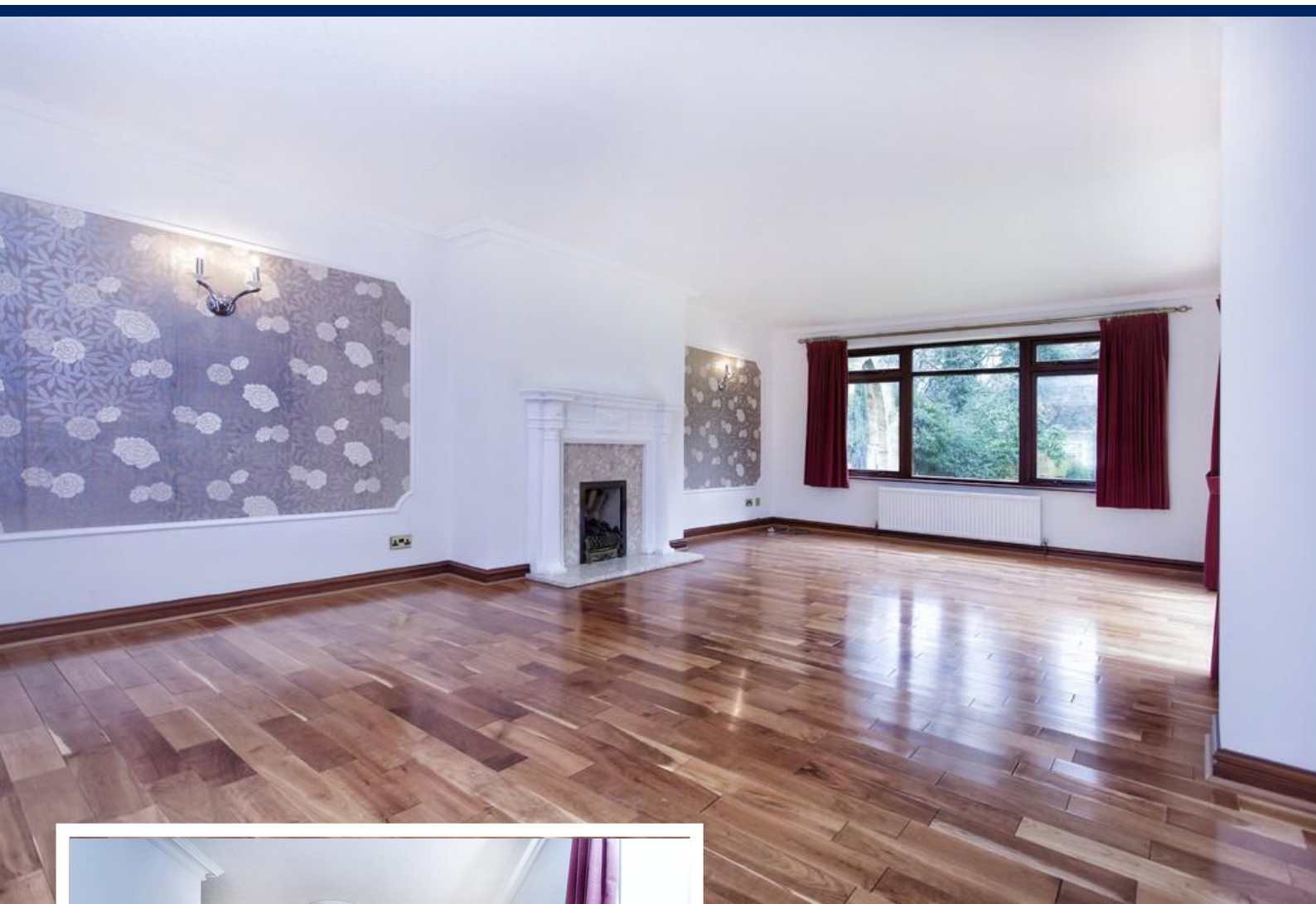


£475,000

onTheMarket.com



HODSONS



Property Description

Standing alone, set within most attractive gardens and accessed via an extensive gravelled driveway, is this highly individual detached family residence.

The well planned and spacious four bedroom interior has accommodation which also comprises; reception hall, breakfast kitchen, utility room, generous lounge and separate dining room, the master bedroom has its own en-suite shower room and the family bathroom has been refitted with a contemporary style suite.

Accessed via a peaceful unmade woodland lane from Barnsley Road, double wrought iron gates provide vehicular access to a sweeping gravelled drive which is flanked by a natural garden with a wealth of mature trees, this in turn leads to the house itself and attractive gardens which are mostly laid to lawn and include a Grade I Listed circa 13th Century stone arch, which must be viewed to be fully appreciated.



GROUND FLOOR

RECEPTION HALL

With natural hardwood flooring, half turn staircase to the first floor landing with mahogany spindled balustrade, double glazed main entrance door with matching side windows, central heating radiator, decorative ceiling corning.

GROUND FLOOR WC/CLOAKROOM

Suite in white with floral motif comprising low flush WC, pedestal wash hand basin, central heating radiator, hardwood flooring, built-in storage cupboard.

LOUNGE

A spacious room, ideal for entertaining, with a wealth of natural light provided by picture window and full length patio doors overlooking the gardens. Solid hardwood flooring, Living Flame effect gas fire inset to Adams style fireplace with marble back and hearth, two central heating radiators, decorative ceiling corning, four wall light points.



SEPARATE DINING ROOM

Window with view to the front and double glazed sliding patio doors leading out to the patio and garden beyond, natural hardwood flooring, moulded ceiling corning and ornamental ceiling rose, central heating radiator.



BREAKFAST KITCHEN

Fitted with an extensive range of base and wall mounted units in oak, with co-ordinated worksurfaces, sink unit with single drainer, half sink and mixer tap, AEG integrated split level oven with four ring gas hob and fan canopy over, integrated dishwasher, larger larder cupboard, part tiled walls, central heating radiator, double glazed bow window to the front, recessed spotlights to the ceiling.

UTILITY ROOM

Fitted base unit matching that of the kitchen with co-ordinated worksurfaces, stainless steel sink with single drainer and mixer tap, plumbing for automatic washing machine, central heating radiator, panelled and part glazed rear entrance door.



FIRST FLOOR

LANDING

With mahogany spindled balustrade to the staircase surround, double glazed window to the side, moulded ceiling corning and ceiling rose.

MASTER BEDROOM

Extensive range of fitted furniture comprising three double wardrobes with matching drawers, double



glazed windows to the front and rear elevations, central heating radiator, laminate flooring in aged oak finish, ceiling coving, ceiling rose.

EN-SUITE SHOWER ROOM

Fitted with a contemporary style suite in white comprising shower in tiled and glazed corner cubicle, low flush WC, wall mounted wash hand basin with chrome monobloc mixer tap, tiling to the floor and wall areas, chrome wall mounted heated towel rail, illuminated bevel edged mirror, recessed spotlights to the ceiling, double glazed window to the rear.

BEDROOM 2

Window to the rear, central heating radiator.



BEDROOM 3

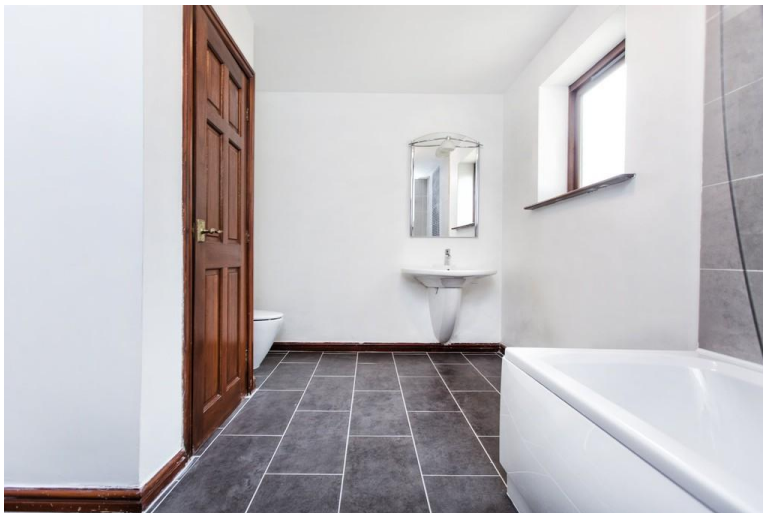
Window to the side, central heating radiator.

BEDROOM 4

Window to the front, central heating radiator, built-in wardrobe with matching dressing table and drawers.

BATHROOM

Fitted with a contemporary style suite in white comprising panelled bath with shower above and fitted glazed shower screen, low flush WC, wall mounted wash hand basin with chrome monobloc mixer tap, chrome wall mounted heated towel rail, built-in linen/cylinder cupboard, loft access point, double glazed window to the side.



OUTSIDE

Double wrought iron gates and a sweeping gravelled surfaced driveway lead in to the property. The driveway is flanked to both sides by extensive lawns with a wealth of mature trees. The driveway widens at the front of the house to form a shaped forecourt and in turn leads to the attached double garage.

To the side of the house there is a flagged patio area, beyond which extends a delightful and well proportioned garden which is essentially laid to lawn with fully established borders, mature ornamental trees, walling to the rear boundary which incorporates a formal ruined stone arch (Grade I Listed). There is courtesy lighting surrounding the property.

GARAGE

Attached double garage having up and over main door access, power and lighting available along with a cold water supply.

DIRECTIONS

Leave Wakefield city centre via the A61 Barnsley Road towards Sandal. Continue along this road and take the left hand fork on the A61 towards



Newmillerdam. Continue past Woodland Drive on the left hand side, proceeding to the traffic island and prior to the Pledwick Inn Public House, turn right immediately in front of the traffic bollards and island onto the unmade drive. Follow down the drive through the woodland to the pond on the left hand side and turn right opposite the pond in through the double gates towards Orchard House itself.

BOUNDARY DISCLAIMER

The boundaries and ownerships have not been checked on the Title Deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE

Freehold.

SERVICES

Mains gas, electricity, water supply and drainage are available to the property.

COUNCIL TAX

Wakefield MDC property band F.

MEASUREMENTS

All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc

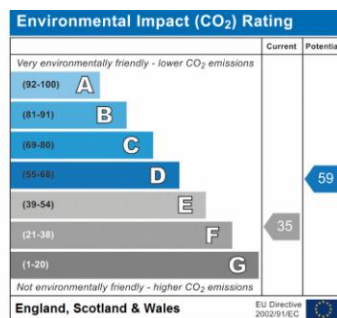
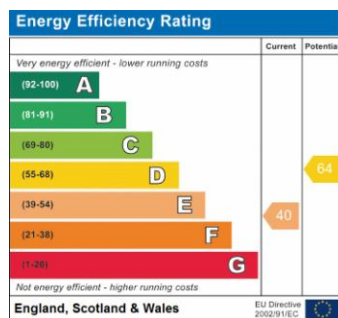
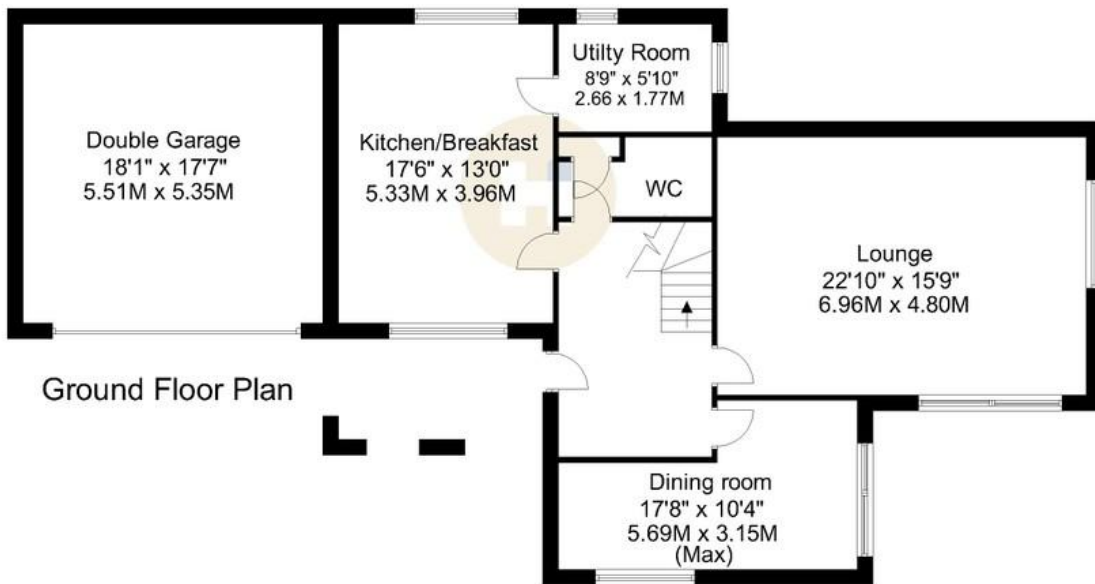
FIXTURES & FITTINGS

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, light fittings, floor coverings, curtains, blinds, furnishings, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

AGENTS NOTES

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements