



HODSONS



Old Foulby Post Office, Doncaster Road, Foulby, Wakefield, WF4 1PY



Asking Price £595,000





HODSONS



Property Description

ACCOMMODATION

This double fronted detached house represents an outstanding opportunity for family buyers who require substantial living space, with the possibility to work from home and large gardens ideal for outdoor entertaining.

The property has undergone a comprehensive scheme of modernisation undertaken by the present owner and an internal inspection is strongly recommended to reveal the tasteful presentation on offer.

The accommodation briefly comprises; entrance hall, lounge, separate dining room, fitted dining kitchen, utility room, ground floor shower room. To the first floor the master bedroom suite has its own dressing room and en-suite shower room and there are three further double bedrooms along with the family bathroom.

The property stands on a sizeable plot which is sure to appeal to enthusiastic gardeners, buyers with young





children or those who enjoy outdoor entertaining. There is also a range of outbuildings comprising; barn, double brick built store and double garage, all of which have power and lighting and provide the prospective owner with the potential opportunity to work from home subject to the necessary consents.

Foulby is a small rural village located approximately 5.5 miles away from the centre of Wakefield. There is attractive open countryside within the immediate area, including the Nostell Priory Estate. Well placed for the commuter being accessible for the motorway network and therefore the major commercial centres of the north will be within a reasonable travelling time.



GROUND FLOOR ENTRANCE HALL

uPVC double glazed front entrance door with feature double glazed and leaded motif, oak flooring, staircase leading to the first floor landing, attractive exposed rustic brickwork, central heating radiator, recessed spotlights to the ceiling.

LOUNGE

Rustic brick Inglenook fireplace, uPVC double glazed French doors leading out to the side, central heating radiator, four wall light points.

DINING ROOM

Inglenook fireplace, central heating radiator, double glazed window to the front, picture rail, two wall light points.



DINING KITCHEN

Range of fitted base and wall mounted units with coordinated worksurfaces, stainless steel sink with single drainer, electric cooker point, USB points incorporated into power sockets, plumbing for automatic dishwasher, decorative Inglenook fireplace with feature stone mantle, double glazed window with private view over the patio and lawned garden beyond.

GROUND FLOOR SHOWER ROOM

Fitted with an attractive suite in white with chrome fittings comprising; walk-in shower cubicle with feature LED lighting, pedestal wash hand basin, low flush WC, limestone tiling to the floor and wall areas, shaver point, recessed spotlights to the ceiling, period style heated towel rail, uPVC double glazed window to the rear.



UTILITY ROOM

Built-in full height storage cupboard, fitted base unit with stainless steel sink above, plumbing for automatic washing machine, oil fired central heating boiler, recessed spotlights to the ceiling, double glazed window to the rear.



FIRST FLOOR

GALLERY LANDING

Loft access point, central heating radiator, uPVC double glazed window to the front.

MASTER BEDROOM

With feature exposed chimney breast, Juliet style balcony with impressive view over the rear garden, central heating radiator, steps leading up to the walk-in wardrobe.

EN-SUITE SHOWER ROOM

Modern suite in white comprising; double size shower cubicle, pedestal wash hand basin, low flush WC, feature tiling with built-in automatic LED lighting, shaver point, chrome wall mounted heated towel rail.

DRESSING ROOM

Fitted out with a range of hanging rails and shelving in oak with matching dressing table, double glazed window to the side, recessed spotlights to the ceiling, central heating radiator.



BEDROOM 2

Feature decorative fireplace with stone hearth, central heating radiator, double glazed window to the front.

BEDROOM 3

Central heating radiator, double glazed window with view over the rear garden.

BEDROOM 4

Central heating radiator, double glazed window to the front.



FAMILY BATHROOM

Fitted with a modern suite in white comprising; bath in tiled surround with period style mixer tap and hand shower attachment, pedestal wash hand basin, low flush WC, chrome wall mounted heated towel rail, limestone style tiling to the floor and wall areas with feature LED lighting, recessed spotlights to the ceiling, shaver point, double glazed window to the rear.

OUTSIDE

The Old Post Office occupies a substantial plot which is sure to appeal to buyers who enjoy outdoor entertaining and the large lawned gardens are ideal for young children. Immediately to the rear of the property is a semi circular stone flagged patio and there is also ample off road vehicular parking.

OUTBUILDINGS

The outbuildings provide a prospective purchaser with the opportunity to potentially work from home subject to the necessary consent. There is a large breeze block/corrugated framed barn, two brick built outbuildings along with a detached double garage.



All of these outbuildings have power and lighting.

DIRECTIONS

From Wakefield, take the A638 Doncaster Road towards Crofton. On entering Foulby, The Old Post Office can be found off to the right hand side.

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 electricity and water supply are available to the property. There is an oil fired central heating system and drainage is to a private system.

COUNCIL TAX

Wakefield MDC property band E.

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

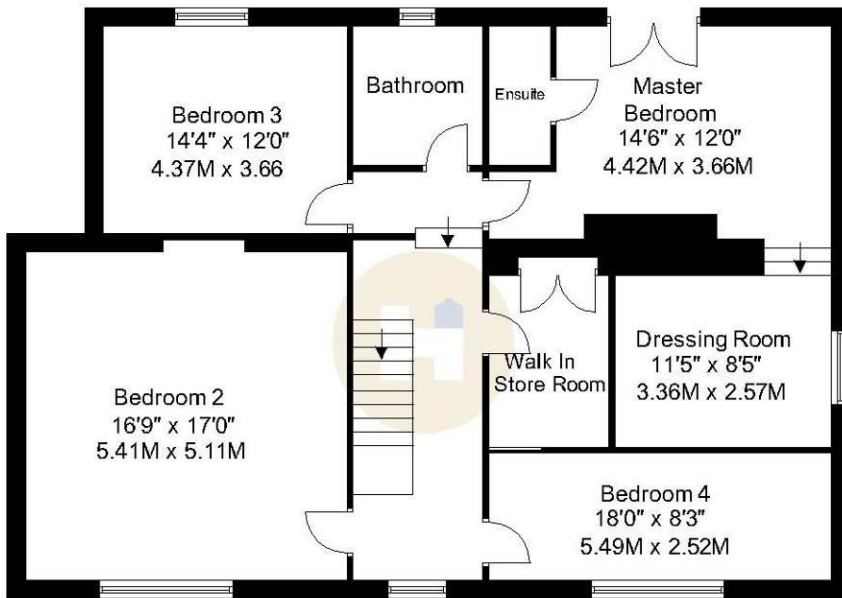
FIXTURES & FITTINGS

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 automatically 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.

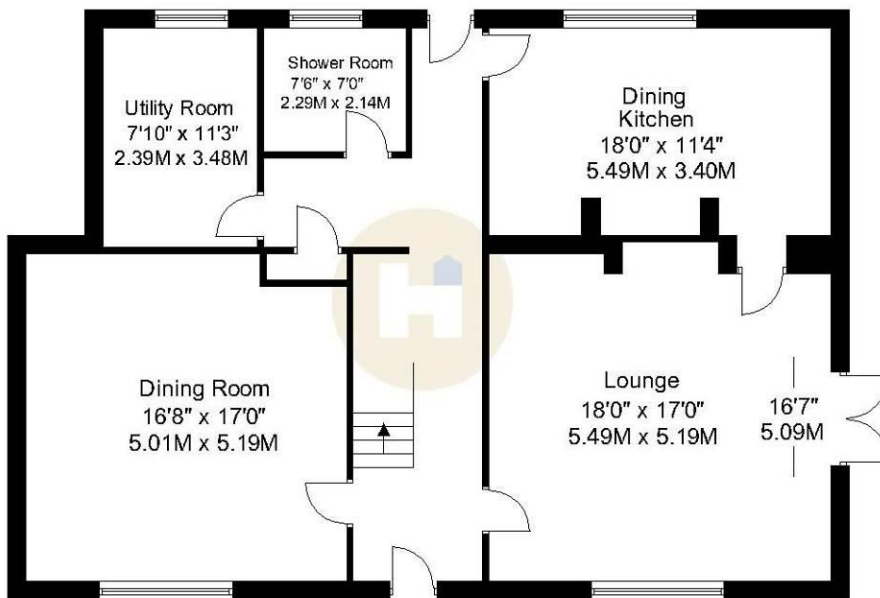
AGENTS NOTES

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.

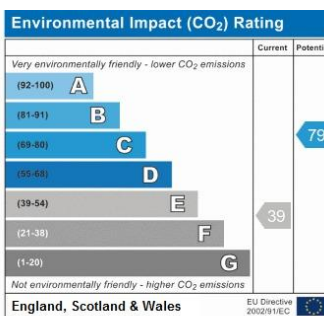
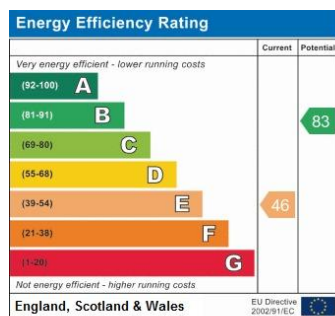




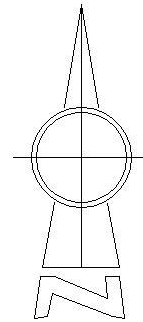
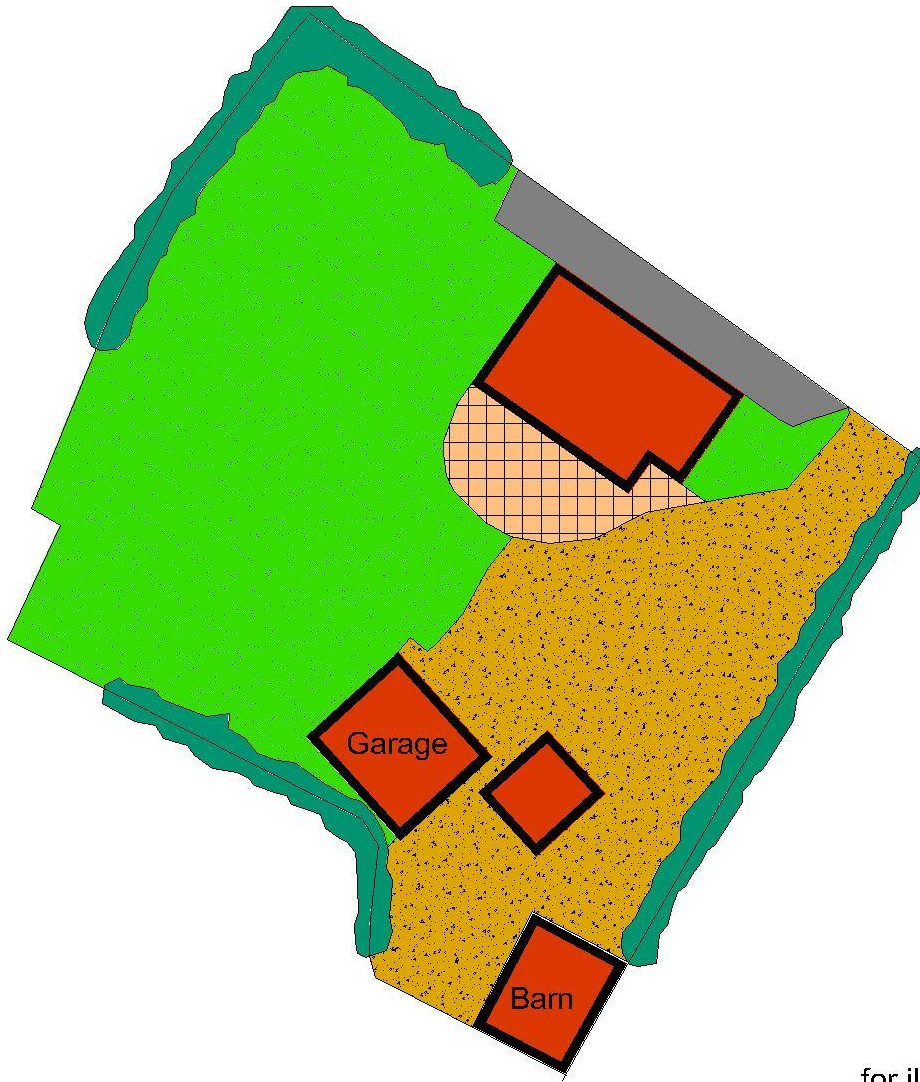
First Floor Plan



Ground Floor Plan



Address:
The Old Post Office Doncaster Road Foulby Wakefield WF4 1PY



for illustration purposes only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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