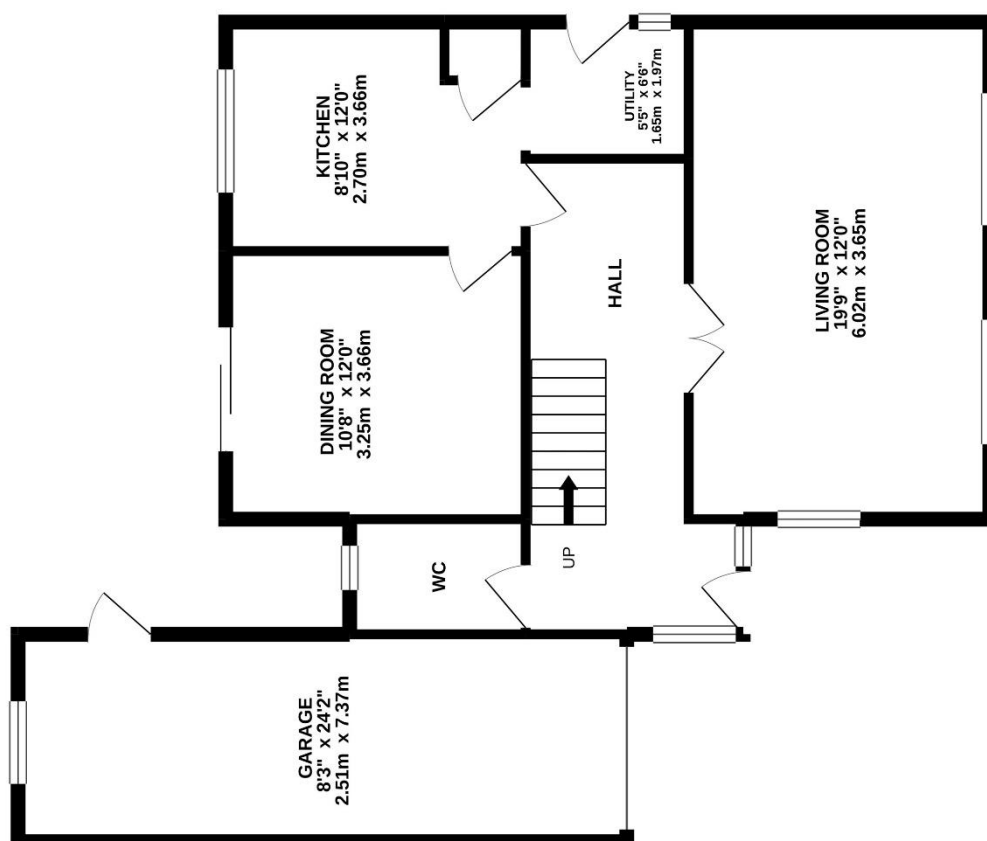




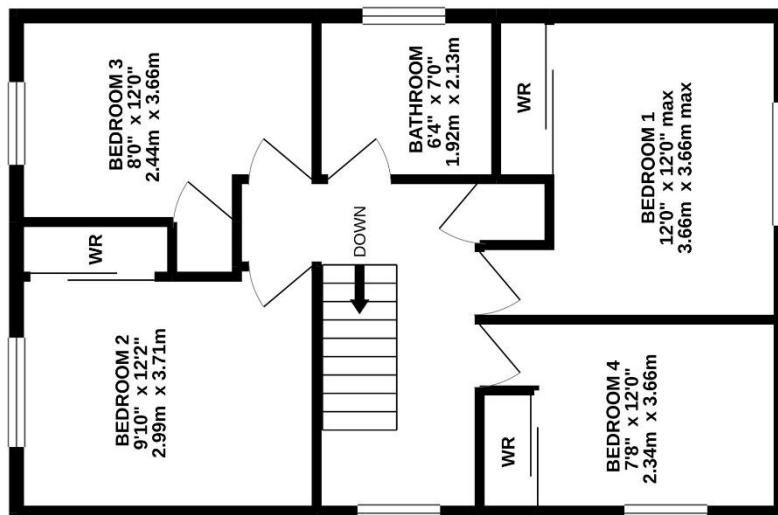
**Simon Blyth**  
ESTATE AGENTS

**BARLEYCORN CLOSE, WAKEFIELD, WF1 4TD**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021









## PROPERTY DESCRIPTION

A SUPERBLY POSITIONED DETACHED FAMILY HOME WHICH WITHIN WALKING DISTANCE OF THE HOSPITAL IS A HOME THAT MUST BE CONSIDERED BY THOSE WHO SEEK A CONVENIENTLY PLACED GOOD SIZED FOUR BEDROOM HOME OVERLOOKING A DELIGHTFUL ENCLOSED REAR GARDEN. WITH SUPERB BRICK SET DRIVEWAY TO THE FRONT AND ATTACHED DOUBLE TANDEM GARAGE THIS WELL-PRESENTED FAMILY HOME HAS THE USUAL MODERN APPOINTMENTS AND HOLD MANY SURPRISES NOT LEAST OF WHICH IS THE OUTLOOK OVER THE MATURE DEVELOPMENT OVER LOVELY TREES IN THE DISTANCE.

The home briefly comprises; entrance hall, downstairs WC, large lounge with good sized windows, affording the room with a large amount of natural light, well-appointed breakfast kitchen overlooking the rear family gardens, dining room once again with glazed doors out to the gardens, utility room, four bedrooms all a good size, house bathroom, superb driveway, large garage with workshop area to the rear and beautiful enclosed garden. In this convenient location the home is offered at a competitive price.

**Offers over £345,000**





### ENTRANCE HALL

Attractive UPVC door with inset coloured and leaded glazing and window lights to either side, give access through to the good-sized entrance hallway. This good-sized entrance hallway has coving to the ceiling and has its initial area in polished timber flooring. Doorway leads through to the downstairs WC.







## LIVING ROOM

Measurements – 19'9" x 12'0" (6.02m x 3.65m)

Double doors being timber and glazed lead through to the lounge. This particularly large room has three windows in total to two sides giving a huge amount of natural light and a pleasant view out over the mature development. The room has two ceiling light points, coving to the ceiling and an attractive timber fireplace being home for a gas coal burn effect fire upon a raised marble plinth with marble back cloth. Timber glazed door leads through to the breakfast kitchen.





## BREAKFAST KITCHEN

Measurements – 8'10" x 12'0" (2.70m x 3.66m)

This with the adjoining dining room both have super views out over the delightful enclosed rear gardens, the kitchen is of a good size and has modern units above at both the high and low level. There is a large amount of high-quality working surfaces with decorative tiled splashbacks, inset one and a half bowl stainless steel sink unit with mixer tap over, plumbing for a dishwasher, in built stainless steel and glazed fronted double oven with electric hob and stainless-steel extractor fan over. Also having a good-sized storage cupboard also home for the Bosch gas fired central heating boiler. The utility room has the fridge freezer space, also plumbing for automatic washing machine and space for a dryer. There is an obscure glazed window and side entrance door with the upper portion being obscure glazed. The kitchen and utility room has attractive flooring and a timber glazed door leads through to the dining room.







## DINING ROOM

Measurements – 10'8" x 12'0" (3.25m x 3.66m)

This as the photographs suggests has a lovely view out over the property's rear gardens and has direct access out to the gardens, courtesy of sliding patio doors. The room is decorated to a high standard and has a central ceiling light point.



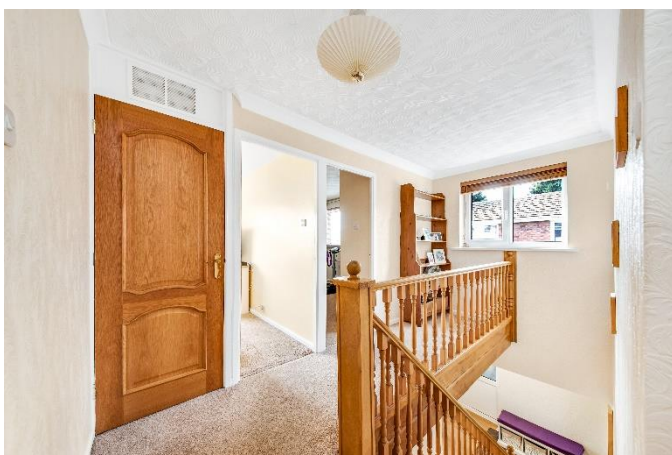


### DOWNSTAIRS WC

Superbly presented with a combination central heating radiator/heated towel rail in chrome, large obscure glazed window, continuation of the oak flooring from the initial hallway area, low level WC, vanity unit with inset wash hand basin with cupboards and draws beneath and appropriate decorative tiled splashback.

### FIRST FLOOR LANDING

From the entrance hall the staircase with spindle balustrading rises up to the first-floor landing. This is of a particular good size and has a window to the side and a good-sized walk-in store cupboard with partial shelving.







### **BEDROOM ONE**

*Measurements – 12'0" x 12'0" max (3.66m x 3.66m max)*

Bedroom one is a lovely double room, enjoying a super view down the mature development with several mature trees on display. This is courtesy of a broad window which allows a large amount of natural light. There is also a bank of inbuilt robes, central ceiling light point.







## **BEDROOM TWO**

*Measurements – 9'10" x 12'2" (2.99m x 3.71m)*

Once again, a double room, this could be used as an alternative bedroom one. It has a lovely view out over the property's rear gardens and pleasant view beyond. Once again there is a bank of inbuilt robes and central ceiling light point.





### BEDROOM THREE

Measurements – 8'0" x 12'0" (2.44m x 3.66m)

Yet again with an inbuilt robe and lovely view out over the property's gardens.







#### **BEDROOM FOUR**

*Measurements – 7'8" x 12'0" (2.34m x 3.66m)*

A good-sized room with pleasant outlook to the side and bank of inbuilt robes.







## HOUSE BATHROOM

*Measurements – 6'4" x 7'0" (1.92m x 2.13m)*

The house bathroom is beautifully fitted with three-piece suite in white that comprises of concealed cistern WC, stylish wash hand basin with stylish mixer tap over, all within a vanity unit with inbuilt cupboards. There is a shaped bath with stylish mixer tap and very stylish shower fittings and glazed screen over. Attractive flooring, ceramic tiling to the full ceiling height, obscure glazed window, inset spot lighting, combination central heating radiator/heated towel rail in chrome.





## OUTSIDE

To the front the property has a very large brick set driveway, this provides parking for three/four vehicles and there is also a car port before the garage door which provides shelter for a further car. This area also gives shelter to the main entrance door with brick set driveway continuing through.

## GARAGE

As the floor layout plan indicates the property has a very long (24') tandem double garage. This has been used as a single garage with workshop area to the rear. The garage is fitted with a personal door out to the properties gardens and there is both power and light within. There is also an external water tap. Immediately to the rear of the garage there is a good-sized garden/potting shed. This gives indication to the possibility to extending the garage even further if so desired, subject of course to the necessary consents.

## GARDENS

The property's gardens to the front have been adapted to create significant parking space. To the rear this is where the beautiful garden is to be found. This has been superbly landscaped. Running across the full width of the home is a delightful block paved patio, access gate and pathway down the side. Steps lead up to the upper garden area with circular feature lawn, with various sitting out areas all of which are of great interest including a large, flagged patio and the upper decked area is particularly pleasant place to be. With high timber fencing there is delightful mix of flowering beds and shrubbery, and the garden has external lighting.

---



















Barleycorn Close, Wakefield, WF1 4TD

---



## PROPERTY VIEWING NOTES -





### **ADDITIONAL INFORMATION**

EPC rating C. Should be noted the property has UPVC double glazing, gas fired central heating courtesy of a combination boiler. Property also has the benefit of an alarm system. Carpets curtains and certain other extras may be available by separate negotiation.

### **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)

### **COPYRIGHT**

Unauthorised reproduction prohibited.

### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

---



## **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 16:30

Sunday - 11:00 to 16:00

Details printed 24/06/2021

---



#### MAIN CONTACTS

T: +44 (0)1924 361631

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [Rebecca.blyth@simonblyth.co.uk](mailto:Rebecca.blyth@simonblyth.co.uk)

#### OFFICE OPENING TIMES

##### 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)

Wakefield  
01924 361631

Huddersfield  
01484 651878

Holmfirth  
01484 689689

Kirkburton  
01484 603399

Penistone  
01226 762400

Sheffield  
01143 216 590

Barnsley  
01226 731730

Pontefract  
01977 800259