

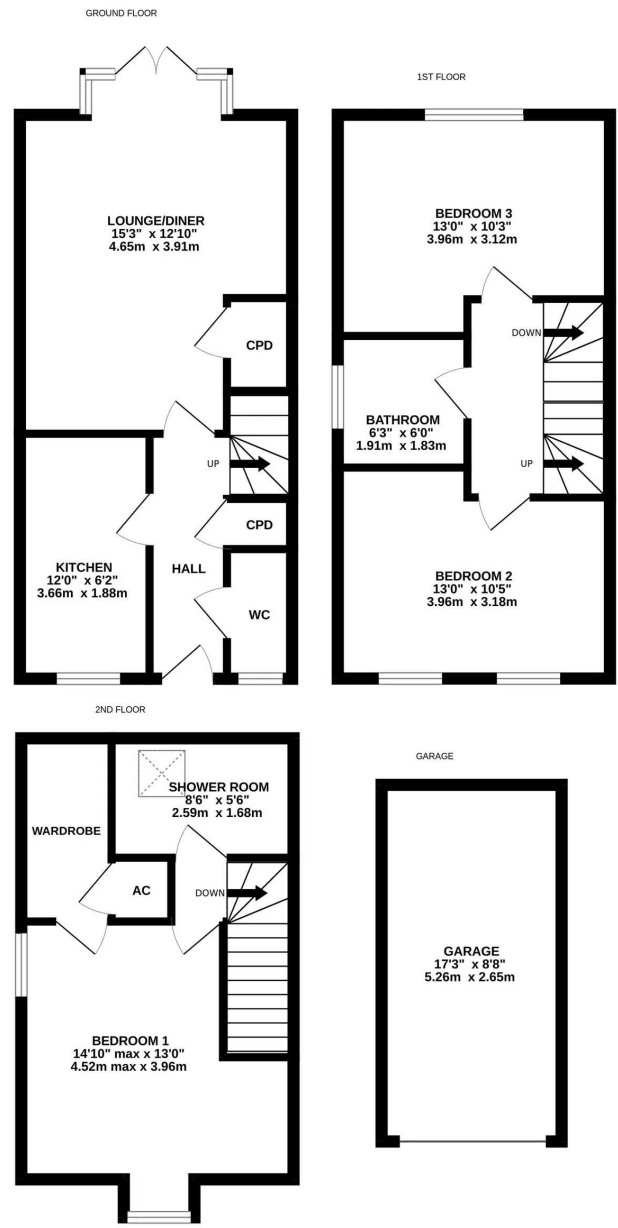
Simon Blyth
ESTATE AGENTS



Twill Close, Wakefield

Wakefield

Offers in Region of **£250,000**



TWILL CLOSE

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Twill Close

Wakefield, Wakefield

NESTLED IN THE SOUGHT AFTER DEVELOPMENT OF WEAVERS CHASE, ALVERTHORPE IS THIS WELL PRESENTED, SEMI-DETACHED TOWNHOUSE, OFFERING SPACIOUS ACCOMMODATION ACROSS THREE STOREYS, BENEFITING FROM DRIVEWAY, PLEASANT GARDENS AND TUCKED AWAY IN A CUL-DE-SAC POSITION. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. The property accommodation briefly comprises of entrance hall, downstairs WC, kitchen and open-plan living/dining room to the ground floor. To the first floor there are two double bedrooms and the house bathroom. To the second floor there is the principal bedroom with walk-in wardrobe and a separate shower room. Externally there is a driveway leading to a garage, to the rear of the property is a predominantly lawned garden with a flagged patio area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- WELL PRESENTED, SEMI-DETACHED TOWNHOUSE
- ACROSS THREE STOREYS
- PLEASANT GARDENS





GROUND FLOOR

ENTRANCE HALL

Enter the property through a double-glazed front door, with opaque double-glazed inserts into the entrance hall. There is decorative coving to the ceiling, a ceiling light point, a radiator and high-quality flooring, a kite winding staircase rises to the first floor, with wooden banister and there are multi panelled doors which provides access to the downstairs WC, cloaks cupboard, open plan living dining room and kitchen.

DOWNSTAIRS WC

The downstairs WC features a white two-piece suite which comprises of a low-level WC, with push button flush, and a broad wash hand basin with tiled splash back and vanity unit beneath. There is vinyl tiled flooring, a double-glazed window to the front elevation, a radiator and ceiling light point.

KITCHEN

12' 0" x 6' 2" (3.66m x 1.88m)

The kitchen features a range of fitted wall and base units, with high gloss cupboard fronts and with complimentary work surfaces over, which incorporate a single bowl stainless steel, sink and drainer unit with brushed steel mixer tap. The kitchen is well equipped with high-quality built-in appliances which included a four ring Lamona gas hob, with high gloss brick effect tiling to the splash areas and canopy cooker hood over, a built in Lamona fan assisted double oven and an integrated shoulder level microwave combination oven, an integrated fridge and freezer unit and a built in dishwasher. There is space and provisions for an automatic washing machine, a three-quarter depth double glazed window to the front elevation, a radiator, ceiling light point and high-quality flooring.



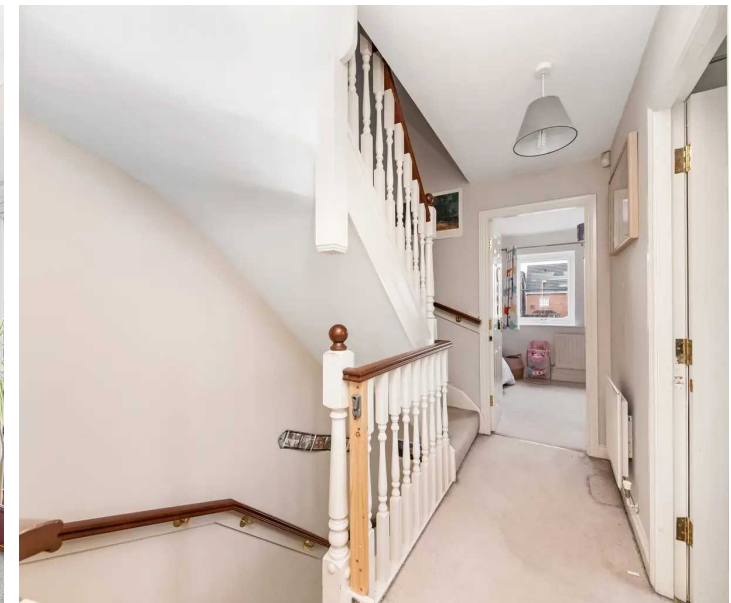
OPEN PLAN LIVING DINING

15' 3" x 12' 10" (4.65m x 3.91m)

As the photography suggests, this generous proportioned living room enjoys a great deal of natural light which cascades through the double-glazed bay window to the rear elevation with central French doors providing access to the gardens. There is decorative coving to the ceilings, two ceiling light points and a radiator and the room benefits from a useful under stairs storage cupboard.

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first-floor landing which has multi panelled doors providing access to two double bedrooms and the house bathroom. There is a ceiling light point, a radiator and a kite winding staircase with wooden banister and traditional spindles provides access to the second-floor accommodation.





BEDROOM TWO

13' 0" x 10' 5" (3.96m x 3.18m)

Bedroom two is a generous proportioned double bedroom which has ample space for freestanding furniture, the room also features two double glazed windows to the front elevation, a ceiling light point, and a radiator.

BEDROOM THREE

13' 0" x 10' 3" (3.96m x 3.12m)

Bedroom three again is a generous proportioned light and airy double bedroom, there is a bank of double-glazed windows to the rear elevation which has a pleasant view across the property's garden with the bedroom having a ceiling light point and radiator.



HOUSE BATHROOM

6' 3" x 6' 0" (1.91m x 1.83m)

The house bathroom features a white three-piece suite which comprises of a panel bath with shower/bath mixer tap. A broad wash hand basin with vanity unit and shelving beneath, and a low-level WC with push button flush. There is tiling to the splash areas, vinyl tiled flooring, a radiator and a double-glazed window with obscure glass and tiled window sill to the side elevation. The house bathroom has a ceiling light point, an extractor fan, shaver point and a radiator.

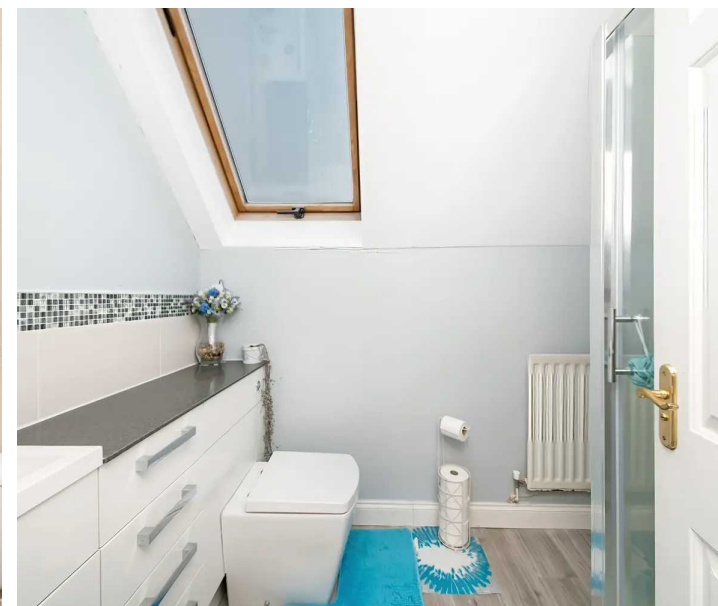
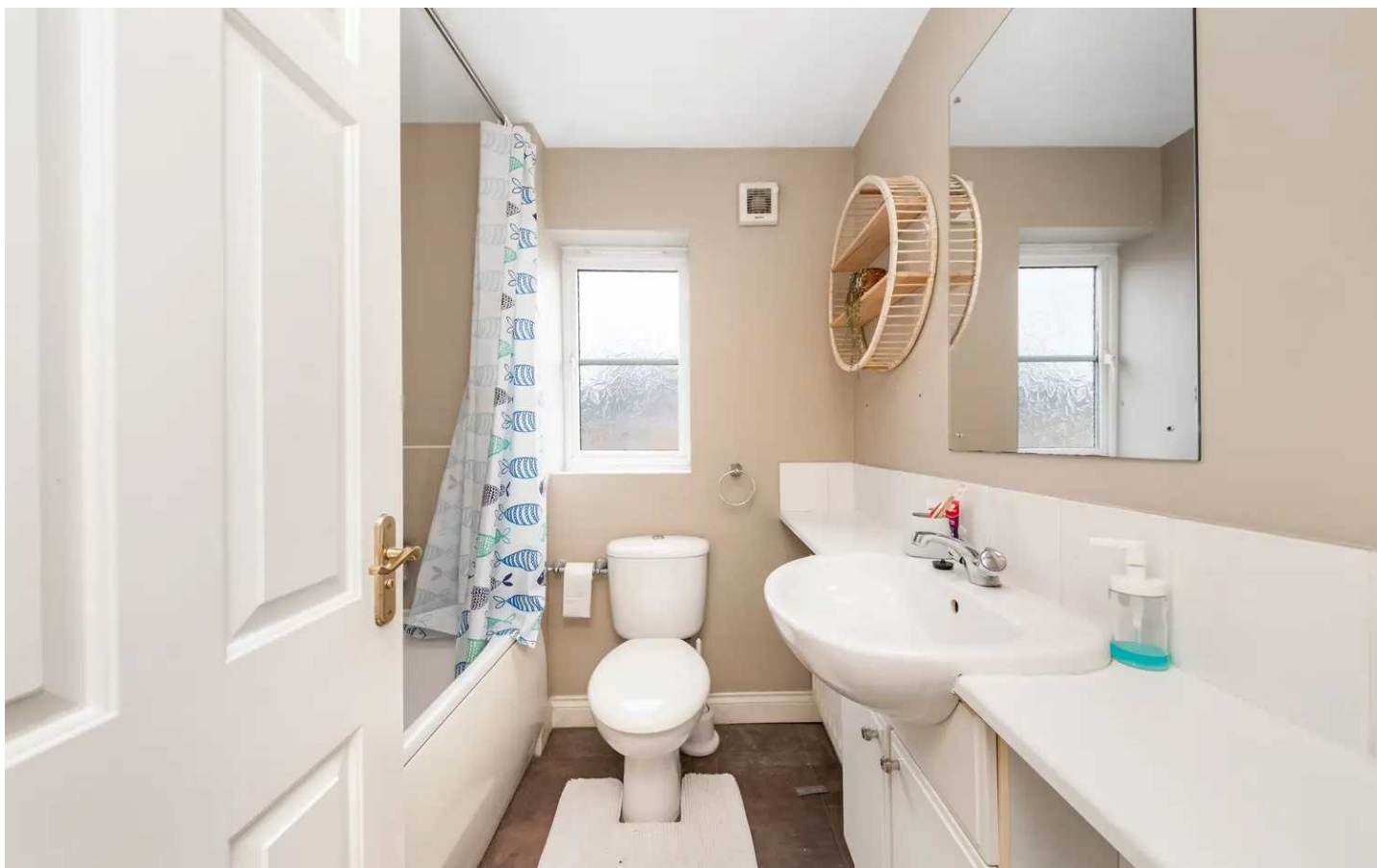
SECOND FLOOR LANDING

Taking the kite winding staircase from the first floor landing you reach the second floor. There are multi panelled doors to the access bedroom one and the shower room, with ceiling light point.

SHOWER ROOM

8' 6" x 5' 6" (2.59m x 1.68m)

The shower room features a modern contemporary three-piece suite which comprises of fixed frame shower cubicle with thermostatic rainfall shower with separate handheld attachment, a broad wash hand basin with cascading water fall mixer tap and vanity cupboard beneath which incorporates the low-level WC with push button and concealed cistern. There is attractive flooring, tiling to the splash areas, a double-glazed sky light window to the rear elevation and a radiator. There is an extractor vent, ceiling light point and shaver point.





BEDROOM ONE

14' 10" x 13' 0" (4.52m x 3.96m)

As the photography suggests, bedroom one is a generous proportioned, light and airy dual aspect double bedroom which has ample space for free standing furniture. There are windows to the front and side elevations, a radiator, ceiling light point, and the room benefits from a walk-in wardrobe. There is a loft hatch which provides access to a useful attic space.

ATTIC SPACE

The attic space is accessible via bedroom one and features a drop-down ladder, lighting, part boarding and houses the property's combination boiler.

REAR GARDEN

Externally the property benefits from a predominantly lawned garden which is enclosed with fence boundaries and features a flagged patio area which is an ideal space for both alfresco dining and barbecuing.

FRONT GARDEN

Externally to the front, the property features a driveway which leads to the garage, there is a flagged pathway which proceeds down the side of the property and leading to the rear garden, there are part fenced boundaries and external light to the front of the property.



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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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

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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 am to 5:30 pm

Saturday - 9:00 am - 2:00 pm

Sunday - 11:00 am - 1:00 pm

PROPERTY VIEWING NOTES -



Simon Blyth Estate Agents

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