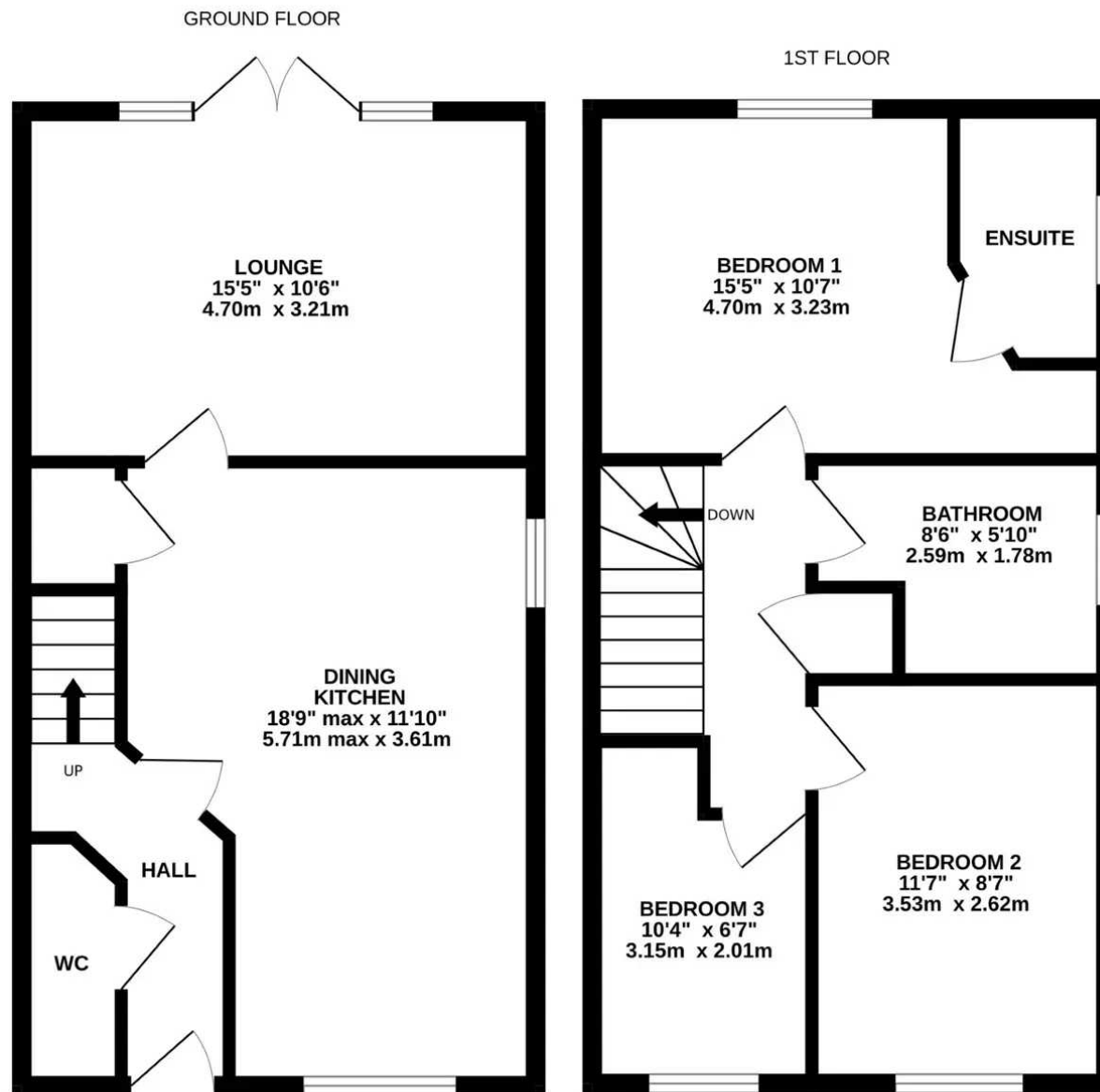




## Grange Ash Close, Flockton

Wakefield

Offers Around **£270,000**



GRANGE ASH CLOSE

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.  
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## Grange Ash Close

Flockton, Wakefield

A SUPERBLY PRESENTED, THREE BEDROOM, SEMI-DETACHED FAMILY HOME, SITUATED ON THE FRINGES OF THE POPULAR DEVELOPMENT OF CHAPEL LEA, FLOCKTON. NESTLED IN A QUIET CUL-DE-SAC AND BENEFITING FROM AN ELEVATED POSITION WITH FABULOUS OPEN ASPECT VIEWS TOWARD EMLEY MOOR. IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY HAS BEEN TASTEFULLY IMPROVED BY THE CURRENT VENDORS AND BENEFITS FROM A REMAINING NHBC GUARANTEE. The property in brief comprises of entrance hall, downstairs WC, open-plan dining-kitchen and lounge with French doors to the rear leading to the gardens. To the first floor there are three bedrooms and the house bathroom with the principal bedroom having en-suite shower room facilities. Externally there is a mature garden to the front with driveway providing off street parking for two vehicles, to the rear is a flagged patio area with flower and shrub beds and a lawn garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





#### **ENTRANCE HALL**

Enter into the property through a composite front door into a most welcoming entrance hall with attractive tile effect Karndean flooring, and decorative Dado rail. There is inset spotlighting to the ceilings, a radiator and telephone point in situ and a staircase rises to the first floor with Oak banister and spindle balustrade and there are multi panel doors which provide access to the downstairs W.C and open plan dining kitchen.

#### **DOWNSTAIRS W.C**

The attractive tile effect Karndean flooring continues through from the entrance hall into the downstairs W.C which features a modern white two piece suite comprising of a low level W.C with push button flush and a corner pedestal wash hand basin with tiled splashback. There is a decorative dado rail, ceiling light point, radiator, and an extractor fan.



## OPEN PLAN DINING KITCHEN

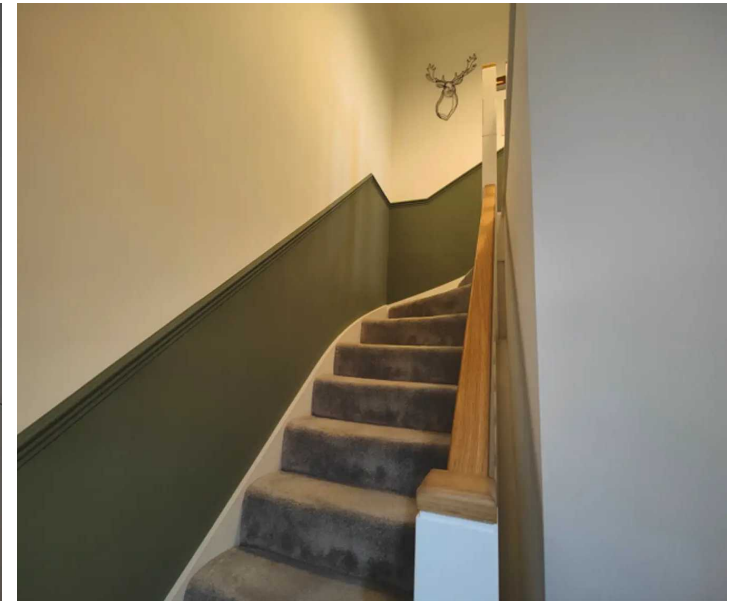
The open plan dining kitchen room enjoys a great deal of natural light which cascades through the dual aspect double glazed windows to the front and side elevations. The attractive Karndean flooring continues through to the entrance hall and there are two ceiling light points over the dining area, a ceiling light point over the kitchen area, a radiator and multi panel doors provides access to a useful downstairs storage cupboard and proceed into the lounge. The kitchen features a wide 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 chrome mixer tap.

The kitchen is well equipped with high quality built in appliances which include a Zanussi ceramic hob with ceramic splashback and matching Zanussi cooker style hood over, a built in Zanussi fan assisted oven, integrated fridge, and freezer unit, built in dishwasher and integral washing machine. The kitchen features high gloss brick effect tiling to the splash areas, under unit lighting and soft closing doors and drawers and a cupboard houses the wall mounted combination boiler. As the photography suggests, there is a window to the front elevation provides a fantastic open aspect view towards Emley Moor Mast.



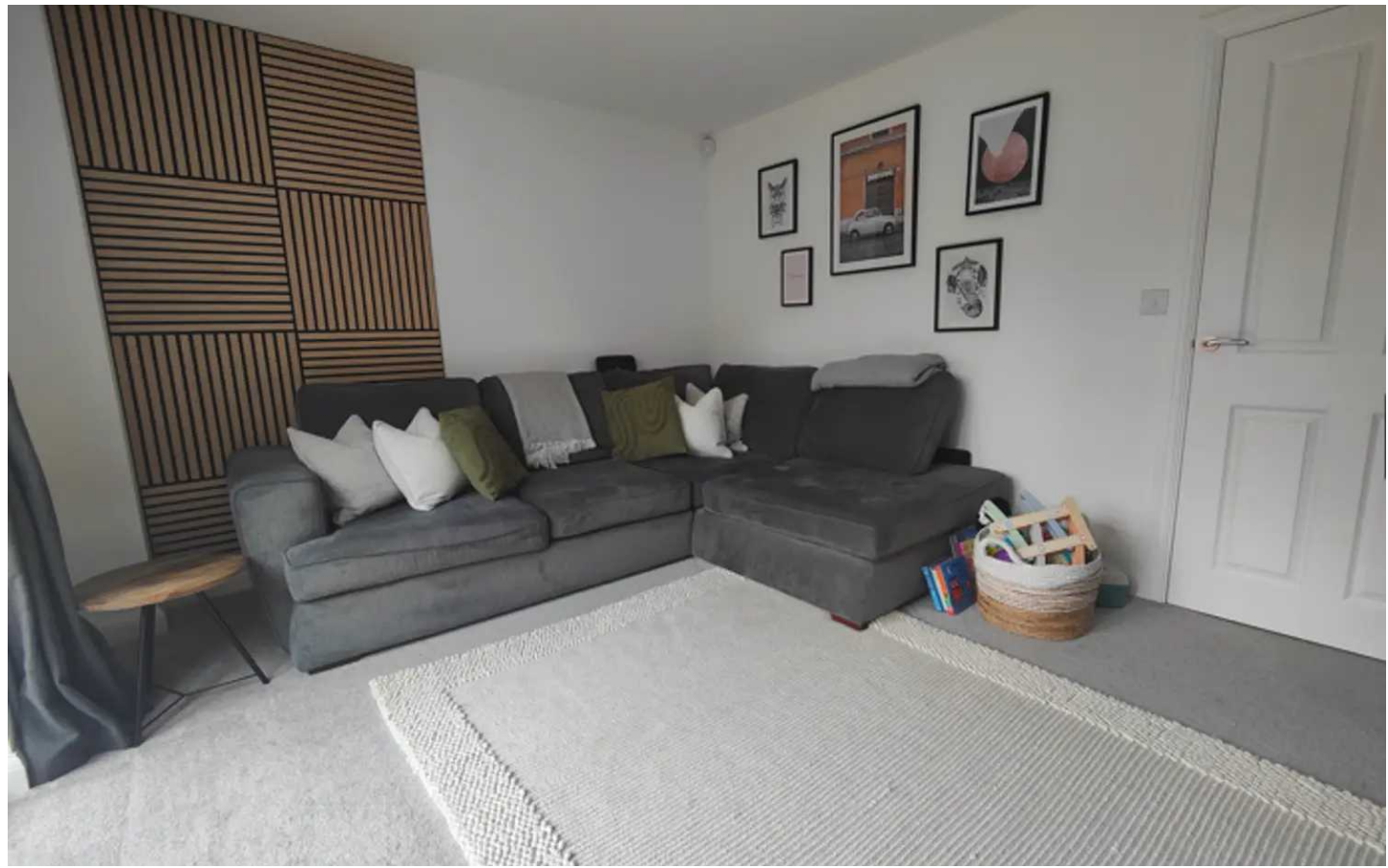
## FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing which features multi panel doors providing access to three bedrooms, the house bathroom and enclosing a useful airing cupboard. There is a loft hatch which provides access to a useful partially boarded attic space. There is a ceiling light point, oak banister with spindle staircase over the stairwell head.



## LOUNGE

The lounge is a light and airy generous proportioned reception room which features a bank of double glazed French doors with adjoining windows to the rear elevation which provide a pleasant view across the property's landscaped rear gardens. The room features inset spotlighting to the ceilings, a radiator, attractive oak wall panelling and the focal point of the room is the fabulous media unit with a wall mounted inset, electric fireplace with natural slate tiled inset and with provisions for a media unit and television.

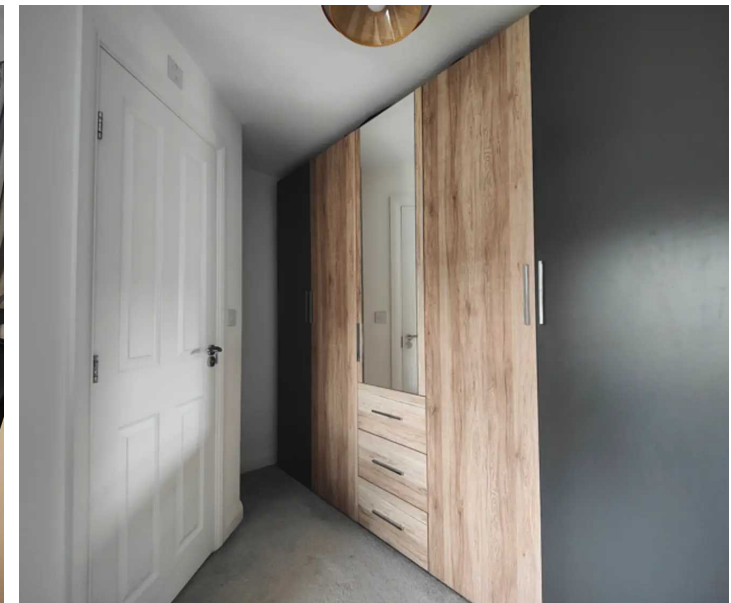
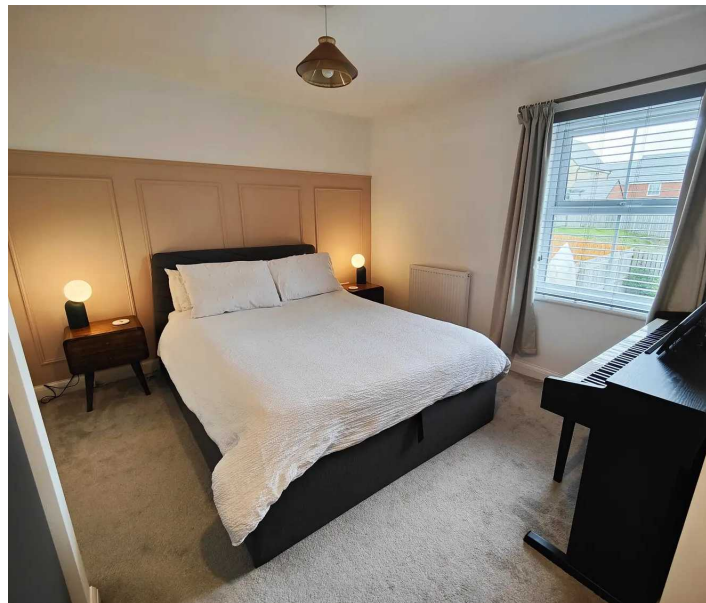
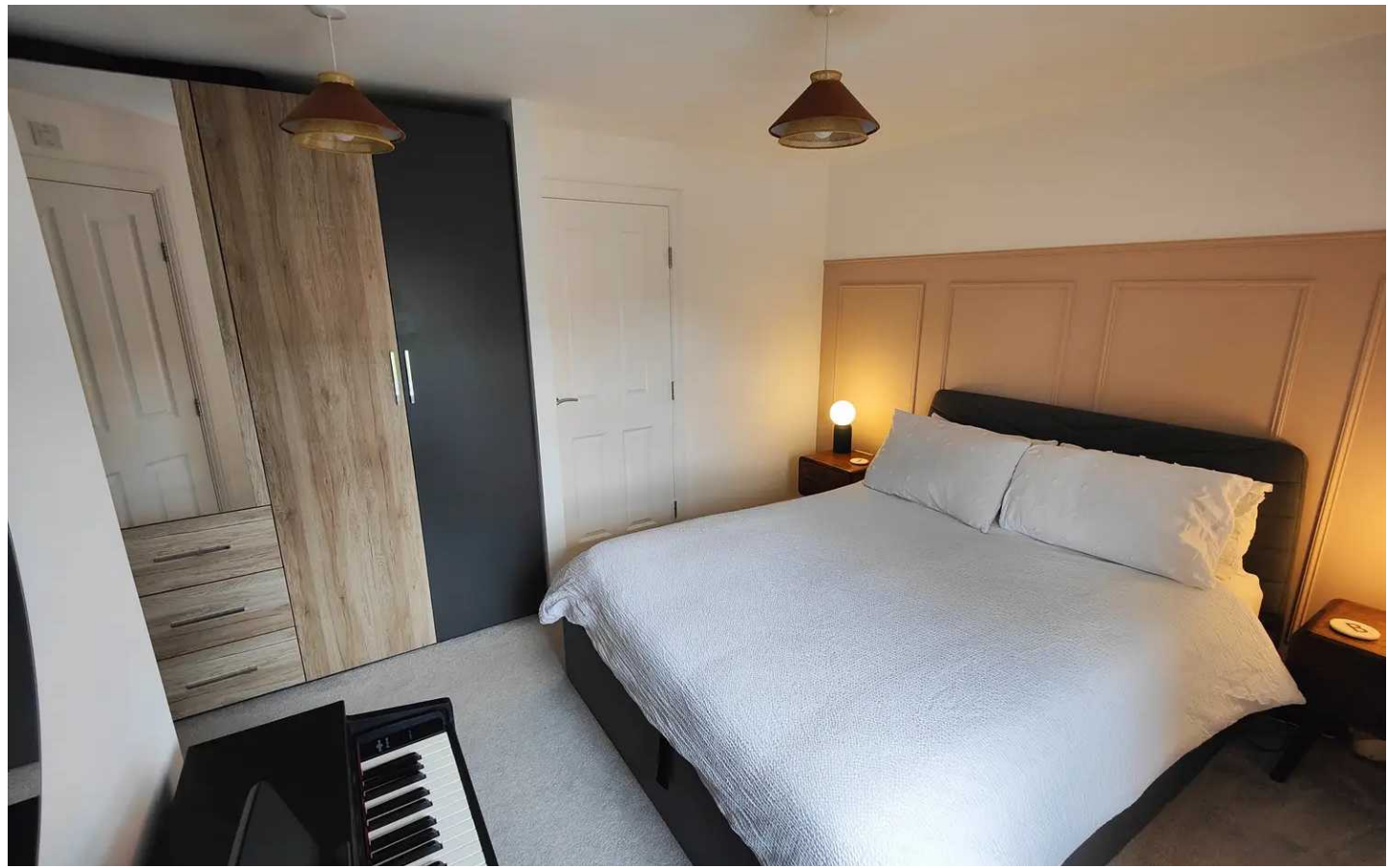


## **BEDROOM ONE**

As the photography suggests, bedroom one is a generous proportioned double bedroom which has ample space for freestanding furniture. There is a recessed area with high quality, freestanding wardrobes which are included within the sale. There is attractive wall panelling, a double glazed window to the rear elevation with a pleasant view across the property's rear gardens and there is a ceiling light point and radiator. The room benefit from en-suite shower facilities.

## **BEDROOM ONE EN-SUITE SHOWER ROOM**

The en-suite shower room features a modern contemporary three piece suite which comprises of a low level W.C with push button flush, a pedestal wash hand basin with chrome monobloc mixer tap and tiled splash back and a fixed frame shower cubicle with electric Aqualiser shower. There is tiling to the splash area, attractive Karndean LVT flooring, a double glazed window with obscured glass and tiled sill to the side elevation and a horizontal ladder style radiator. The en-suite shower room has a ceiling light point, extractor fan, and shaver point.



## **BEDROOM TWO**

Bedroom two again, is a generous proportioned double bedroom which has ample space for freestanding furniture. There is a double glazed window to the front elevation which has a pleasant open aspect outlook and with far reaching views towards Emley Moor Mast. There is a central ceiling light point and a radiator.





### BEDROOM THREE

Bedroom three is currently utilised as the nursery but can accommodate a single or ¾ bed with ample space for freestanding furniture. There is a double glazed window to the front elevation, again with similar outlook to bedroom two with far reaching views towards Emley Moor Mast and there is a ceiling light point, a radiator, attractive wall panelling and a recessed area over the bulkhead over the stairs which is ideal for additional storage or a wardrobe.



## HOUSE BATHROOM

The house bathroom features a modern contemporary three piece suite which comprises of a panelled bath with thermostatic shower over and glazed shower guard, a low level W.C with push button flush and a broad pedestal wash hand basin with chrome monobloc mixer tap and tiled splashback. There is attractive Karndeal flooring, a ceiling light point, extractor fan, a double glazed window with obscured glass to the side elevation and a horizontal ladder style radiator.

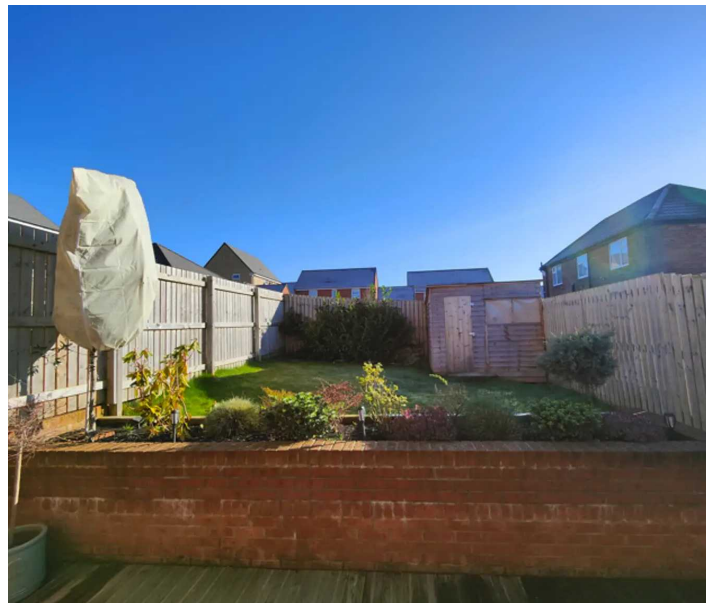


### REAR EXTERNAL

Externally to the rear, the property features a decked area which is an ideal space for both alfresco dining and BBQing. There is a raised flower and shrub bed which is well stocked and there are steps which proceed to the main area of the garden which is laid predominantly to lawn. There are fenced boundaries and a hardstanding for a garden shed and the gardens do provide a pleasant outlook towards Emley Moor Mast.

### FRONT EXTERNAL

Externally, to the front the property features a double tarmacadam driveway providing off street parking for two vehicles. There are mature and well stocked gardens to the front of the property which again, could potentially be landscaped for further off street parking or as a lawn. There is a small lawned area and a flagged pathway that proceeds to the front door and then leads down the side of the property to a gate which encloses the rear garden. There are fantastic views, over roof tops towards Emley Moor Mast.



## **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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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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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**

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### **OFFICE OPENING TIME 7 DAYS A WEEK**

Monday to Friday – 8.45 to 17:30

Saturday – 9:00 to 14:00

Sunday – 11:00 to 13:00

Details printed 09/03/2024



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