

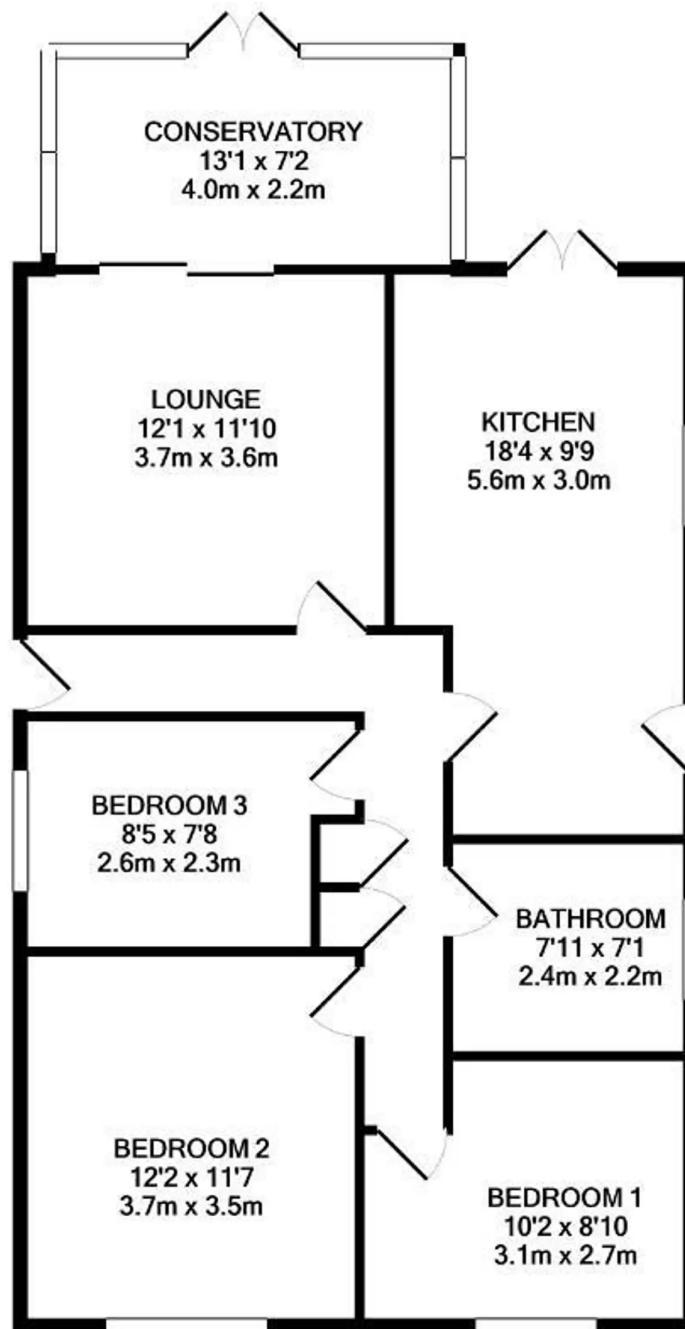
**Simon Blyth**  
ESTATE AGENTS



**Hollingthorpe Road, Hall Green**

Wakefield

Offers in Region of **£270,000**



HOLLINGTHORPE ROAD

Measurements are approximate. Not to scale. Illustrative purposes only  
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## Hollingthorpe Road

Hall Green, Wakefield

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

### **ENTRANCE HALL**

Enter into the property through a double glazed composite door with opaque glazed inserts into the entrance hall. There are doors leading to the lounge, open-plan dining kitchen, three well proportioned bedrooms and the bathroom. There are 2 ceiling light points, two radiators and two storage cupboards. There is a loft hatch with attached telescopic ladder which leads to the attic space which is insulated and boarded and houses the property combination boiler.

## LOUNGE

The lounge is a generous proportioned reception room with a bank of sliding patio doors to the rear elevation which provide the room with borrowed light from the conservatory. There is high quality flooring, a central ceiling light point, radiator, telephone and television point.

## CONSERVATORY

The conservatory enjoys pleasant aspects across the gardens and benefits from a wealth of natural light with banks of windows to the either side elevation and the rear elevation. The conservatory is a versatile space which is currently utilised as a formal dining area, and could be a home office or hobby room.

## OPEN PLAN DINING KITCHEN

The open-plan dining-kitchen room is a fabulous dual aspect room which enjoys a great deal of natural light which cascades through double glazed external door and adjoining window to the side elevation and the French doors to the rear elevation. There is high quality flooring, two ceiling light points and a radiator. The kitchen features a wide range of fitted wall and base units with complimentary worksurfaces over which incorporate a stainless steel, sink and drainer unit with chrome mixer tap. The kitchen is well equipped with fitted appliances which include a four-ring ceramic hob with tiled splashback and canopy style cooker hood over and a built-in electric fan assisted oven, integrated Viceroy dishwasher and with space for a tall standing fridge and freezer unit. The kitchen has corner carousel units, soft closing doors and drawers and is open plan and seamlessly leads into the dining area.



### **BEDROOM ONE**

Bedroom one is a generous proportioned double bedroom which has ample space for freestanding furniture, there is high quality flooring, a television point, ceiling light point, radiator and double glazed window to the front elevation.

### **BEDROOM TWO**

Bedroom two again is well proportioned double bedroom with space for freestanding furniture, there is a double glazed window to the front elevation, radiator and ceiling light point.

### **BEDROOM THREE**

Bedroom three can be utilised as a bedroom or possibly a home office, there is a window to the side elevation, radiator and ceiling light point.

### **BATHROOM**

The house bathroom features a modern, contemporary three-piece suite comprising of low level WC with push button flush, pedestal wash hand basin with chrome mixer tap and a L shaped panelled bath with shower over and glazed shower guard. There are tiled flooring and attractive tiled walls, a chrome ladder style radiator and a double glazed bank of windows with obscure glass to the side elevation.

### **EXTERNAL**

Externally the property occupies a generous corner plot and is approached through a gated, pillared driveway providing off street parking for multiple vehicles, there is a lawn garden to the front and attractive stone wall boundaries. To the rear is a low maintenance garden with flagged patio areas ideal for alfresco dining and BBQ'ing, there is a lawn area, well stocked flower and shrub beds and a substantial shed for further storage. The overall length of the property (from front wall to back fence) is 100 feet with a front width of 49 feet and a rear width of 33 feet. This is typical of other properties on Hollingthorpe Road and indeed larger than most.



## **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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### **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 14:00

Sunday - 11:00 to 13:00

Details printed 18/03/2024

## PROPERTY VIEWING NOTES -



## Simon Blyth Estate Agents

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