

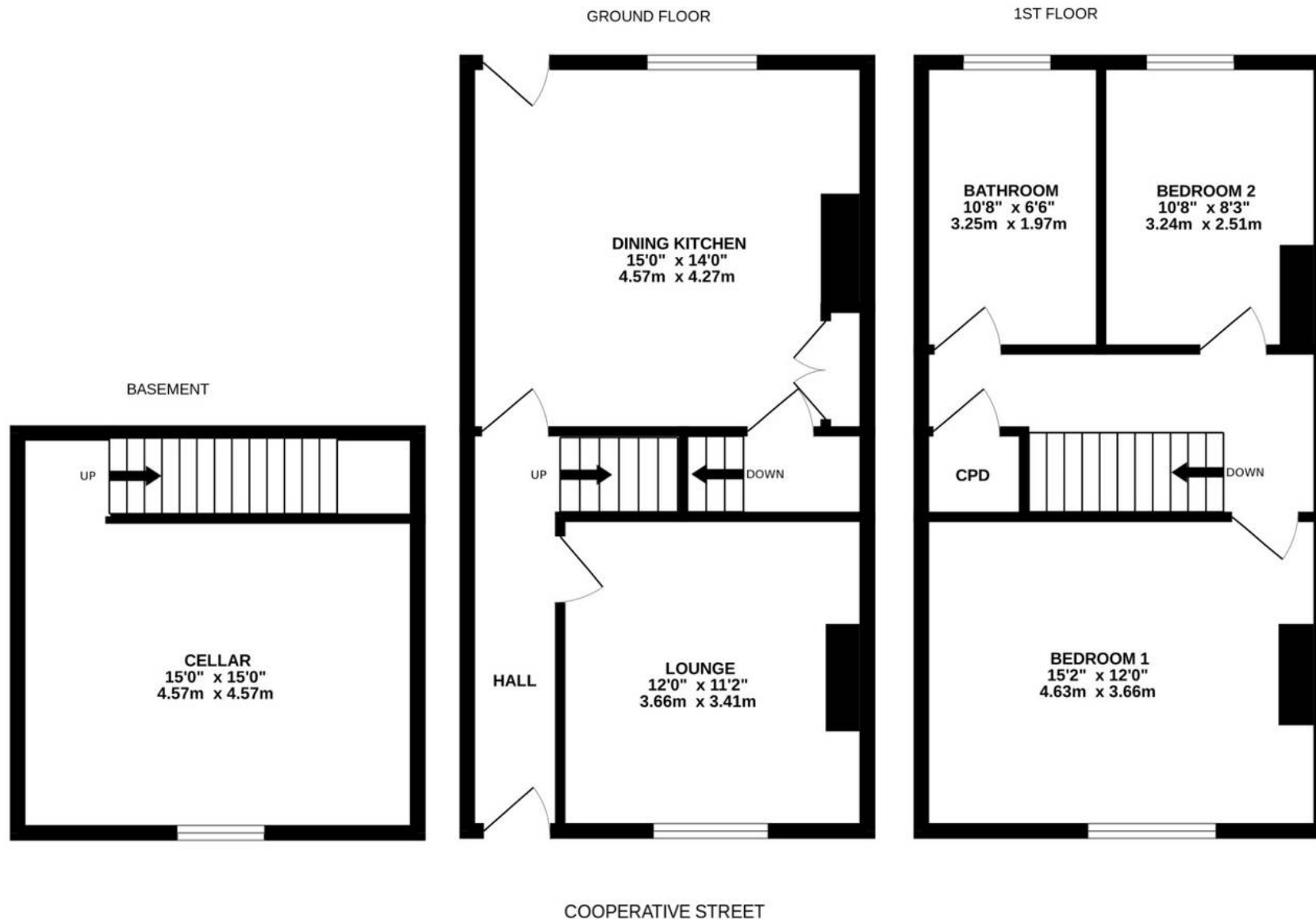


**Cooperative Street, Horbury**

Wakefield, WF4

Offers in Region of **£220,000**





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## Cooperative Street

Horbury, Wakefield

**A FABULOUS, SEMI-DETACHED, STONE BUILT PERIOD FAMILY HOME, SITUATED IN THE POPULAR AREA OF HORBURY. CONVENIENTLY POSITIONED JUST A SHORT WALK FROM THE HIGH STREET, IN A GREAT LOCATION FOR ACCESS TO COMMUTER LINKS AND BENEFITING FROM PERIOD CHARM AND CHARACTER. THE PROPERTY BOASTS USEFUL CELLAR, OPEN-PLAN DINING-KITCHEN ROOM AND LOVELY REAR GARDEN.**

The property accommodation briefly comprises of entrance hall, lounge and open-plan dining-kitchen to the ground floor. A stone staircase leads to a useful cellar to the lower ground floor. To the first floor there are two double bedrooms and the house bathroom. Externally there is a low maintenance garden to the front, to the rear is lovely lawn garden with well stocked flower and shrub beds. Early viewings are advised to avoid missing the opportunity to acquire this superb home.





**Simon Blyth**

ESTATE AGENTS



## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double glazed front door with obscured and glazed glass inserts into the entrance hall. There is decorative cornicing to the ceilings, two ceiling light points, radiator, there are multi panel timber and glazed doors providing access to the lounge and open plan dining kitchen. A carpeted staircase rises to the first floor where there are arched corbels with ceiling decorations and a fabulous stain glass window with leaded detailing above the front door.



## LOUNGE

12' 0" x 11' 2" (3.66m x 3.41m)

As the photograph suggests the lounge enjoys a great deal of natural light with a double glazed window to the front elevation, decorative cornicing to the ceilings, ceiling light point, a radiator and telephone point.

## OPEN PLAN DINING KITCHEN

15' 0" x 14' 0" (4.57m x 4.27m)

The open plan dining kitchen room features fabulous, exposed stone flagged flooring, there are high ceilings with a decorative picture rail, part inset spotlighting, and a central ceiling light point over the dining area. The kitchen features a wide range of fitted wall and base units with oak shaker style cupboard fronts and with complimentary rolled edge work surfaces over which incorporate a single bowl composite sink and drainer unit with brushed chrome mixer tap. The kitchen is equipped with built in appliances which includes a four ring Baumatic gas on glass hob and a built in waist level Indesit fan assisted oven. There is space and provisions for an automatic washing machine and undercounter fridge unit and the kitchen features a double glazed window to the rear elevation providing pleasant views across the gardens and with a composite rear door with obscured glazed inserts providing direct access. The kitchen area benefits from tiling to the splash areas, a fabulous inglenook fireplace with natural slate tiled inset and brick back cloth which is home to the cast iron multi fuel burning stove which is set upon a raised tiled hearth. The kitchen benefits from floor to ceiling pantry cupboards and a multi panel door encloses the staircase descending to the lower ground floor.

## LOWER GROUND FLOOR

A stone stairwell descends to the lower ground floor which features lighting and power and stone flagged flooring.







### FIRST FLOOR LANDING

Taking the staircase to the first floor you reach the landing which has multi panel doors providing access to two well proportioned double bedrooms, the house bathroom and a useful bulkhead storage cupboard. There is a wooden banister with traditional spindle balustrade over the stairwell head, decorative coving to the ceilings, a ceiling light point and a loft hatch with drop down ladder which provides access to useful attic space. Please note that there are opportunities to utilise the loft space to create an attic bedroom which would mean utilising the bulkhead storage cupboard to create a staircase leading to the second floor.

### BEDROOM ONE

15' 2" x 12' 0" (4.63m x 3.66m)

As the photography suggests, bedroom one is a generous proportioned double bedroom which has ample space for freestanding furniture. The room benefits from a decorative dado rail, a central ceiling light point, a radiator and two double glazed windows to the front elevation. The focal point of the room is the arched deco style decorative fireplace, and the room benefits from an air conditioning unit.





## BEDROOM TWO

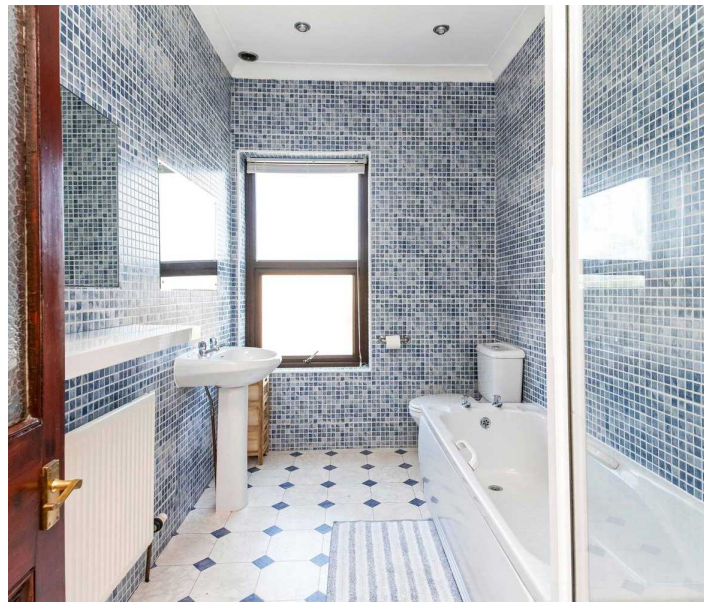
10' 8" x 8' 3" (3.24m x 2.51m)

Bedroom two can accommodate a double bed with space for freestanding furniture. There is a double glazed window to the rear elevation, providing the room with a great deal of natural light and there are two ceiling light points, a radiator and a decorative dado rail.

## HOUSE BATHROOM

10' 8" x 6' 6" (3.25m x 1.97m)

The house bathroom features a four piece suite which comprises of a low level W.C with push button flush, a panelled bath, pedestal wash hand basin and a fixed frame shower cubicle with thermostatic Mira combi force shower. There us tile effect lino flooring, mosaic tiling to the walls, a radiator and recessed spotlighting to the ceilings. Additionally, there is a double glazed window with obscured glass to the rear elevation, a radiator decorative coving and an extractor vent.







#### **FRONT EXTERNAL**

Externally, to the front there is a low maintenance stone flagged buffer garden and an external light.

#### **REAR EXTERNAL**

Externally, to the rear the property features a lawned garden with well stocked flower and shrub beds and a flagged patio which offers an ideal space for alfresco dining and BBQing. The property features an external tap and external light and there is a shared pathway with a gate providing pedestrian access to High Street.





## **ADDITIONAL INFORMATION**

EPC rating – D

Property tenure – Freehold

Local authority - Wakefield Metropolitan Council

Council tax band – B

### **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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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

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## **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 29/09/2024



**PROPERTY VIEWING NOTES -**



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