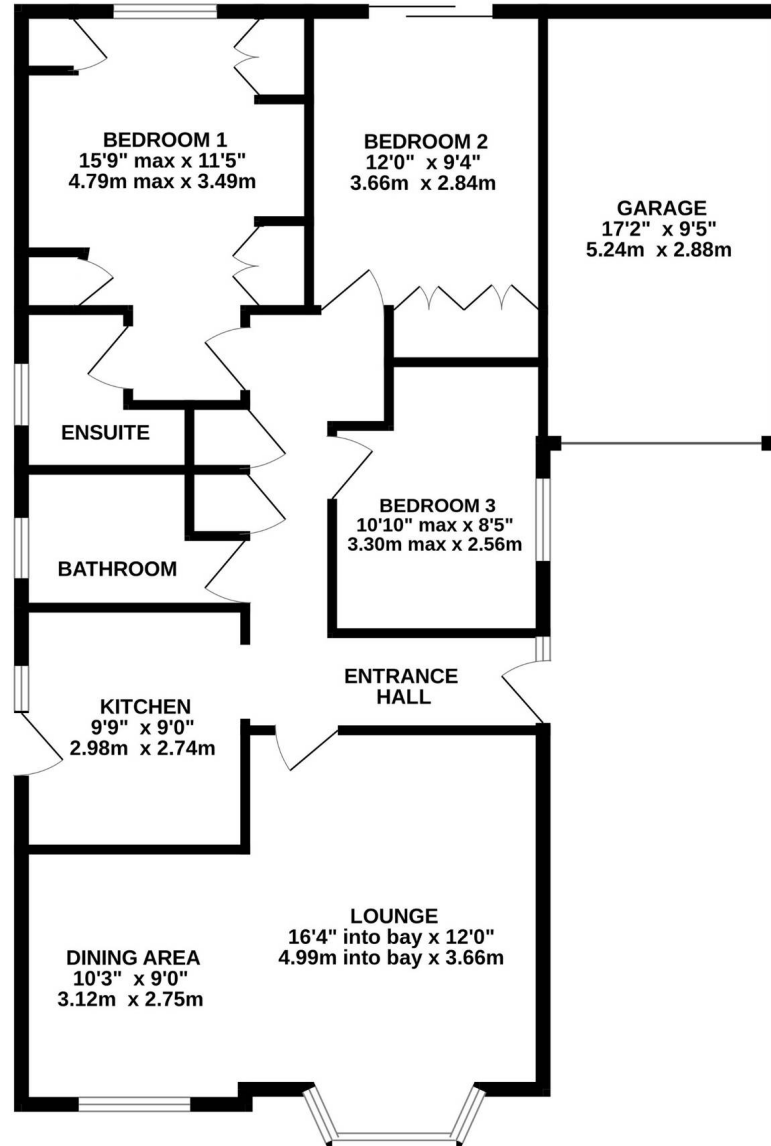




Silcoates Drive, Wrenthorpe

Wakefield

Offers in Region of **£390,000**



SILCOATES DRIVE

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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Silcoates Drive

Wrenthorpe, Wakefield

A BEAUTIFULLY POSITIONED DETACHED TRUE BUNGALOW WITH AN OUTSTANDING REAR GARDEN WITH LOVELY LONG DISTANCE VIEW AND A HUGE AMOUNT OF SCOPE FOR CONSERVATORY OR GARDEN ROOM. REQUIRING SLIGHT REJUVENATION THIS HOME IS WELL PRICED CONSIDERING ITS UPGRADED VALUE, INTERESTED PARTIES SHOULD VIEW WITHOUT DELAY AS IT IS RARE FOR A WELL-BALANCED THREE BEDROOM HOME TO BECOME AVAILABLE IN A CUL-DE-SAC HIGH QUALITY LOCATION. The accommodation briefly comprises; entrance hall, large lounge with dining area, kitchen, three bedrooms two of which are doubles and one which has glazed doors out to the delightful enclosed rear gardens. Bedroom one is en-suite and there is also a good sized and well-appointed house bathroom/shower room, good sized driveway, detached garage, delightful gardens, the rear garden being enclosed and with pleasant views beyond with delightful village amenities the property is competitively priced considering its end value.

Council Tax band: E

Tenure: Freehold

EPC Rating: D



ENTRANCE

Attractive UPVC and obscured glazed door with glazed side light gives access through to the good sized entrance hall. This has a mattwell, two good sized storage cupboards, two ceiling light points and a loft access point. A doorway leads through to the lounge.

LOUNGE

16' 4" x 12' 0" (4.99m x 3.66m)

This with dining area has a lovely outlook to the front, courtesy of two windows one being particularly large. The room has two ceiling light points, two wall light points and picture light point. There is an attractive fireplace with a raised marble hearth and backcloth, and this is all home for a gas coal burning effect fire. The room has coving to the ceiling and a pleasant outlook over the property's front lawned gardens. From the hallway, a door gives access through to the kitchen.



DINING AREA

10' 3" x 9' 0" (3.12m x 2.75m)





KITCHEN

9' 9" x 9' 0" (2.98m x 2.74m)

This has an outlook to the side and has a stable style high quality uPVC and glazed door. There are units at both the high and low level, a large amount of working surfaces with decorative tiled splashbacks, an inset one and a half bowl sink unit with mixer tap over, plumbing for an automatic washing machine, fridge space, freezer space, stainless steel and glazed fronted oven, stainless steel and glazed hob, and an extractor fan above. The room also has glazed display cabinets and display shelving, and attractive flooring.



BEDROOM ONE

15' 9" x 11' 5" (4.79m x 3.49m)

A large double en-suite bedroom with a lovely outlook over the property's good sized gardens and tremendous, long distance views beyond. This double bedroom has a huge amount of in built bedroom furniture including bedside cabinets, display shelving overbed storage and wardrobes to either side. At the other side of the room there are further wardrobes, storage cupboards, drawers and dressing table.

BEDROOM ONE EN-SUITE

Fitted with a low levelled W.C, vanity unit with wash hand basin and shower. The en-suite is tiled to the full ceiling height and has an obscured glazed window.





BEDROOM TWO

12' 0" x 9' 4" (3.66m x 2.84m)

Bedroom two, also acting as a secondary sitting room courtesy of patio doors giving direct access out to the large patio and long gardens beyond. This bedroom once again has in built furniture including robes, storage cupboards and display shelving and there are provisions for a wall mounted TV.

BEDROOM THREE

10' 10" x 8' 5" (3.30m x 2.56m)

A good sized bedroom with an outlook to the side, once again with in built bedroom furniture including dressing table/desk, drawers and storage cupboards above.

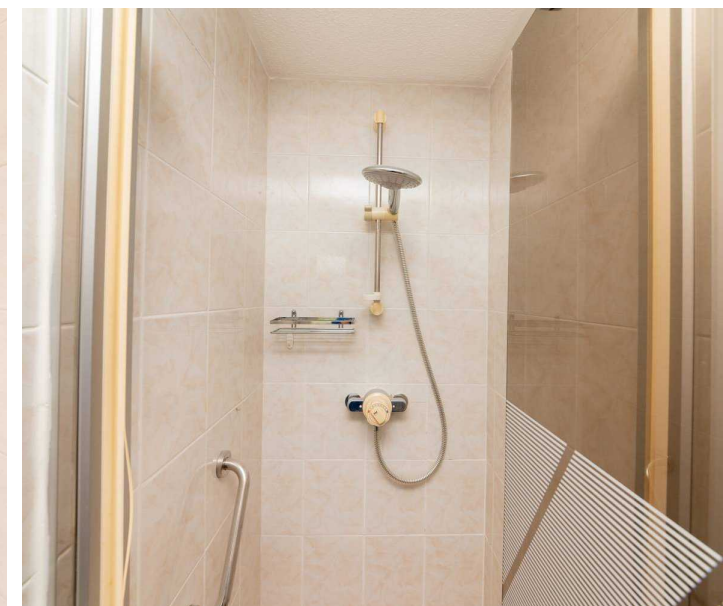
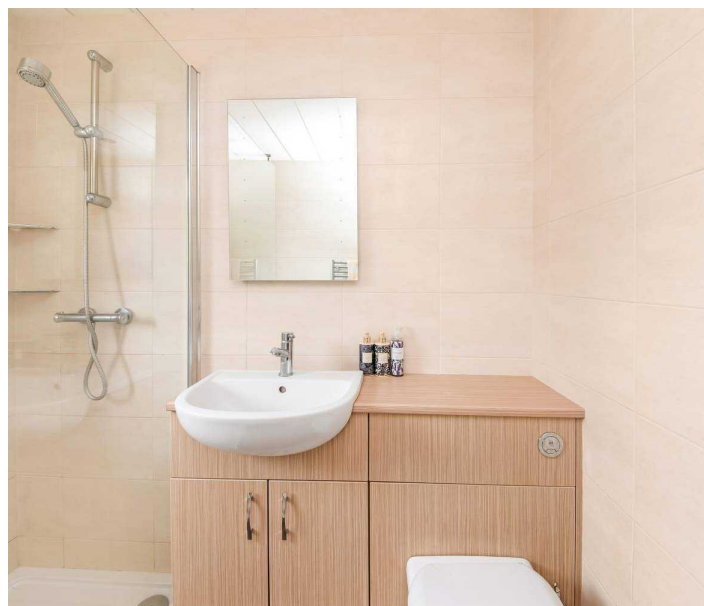
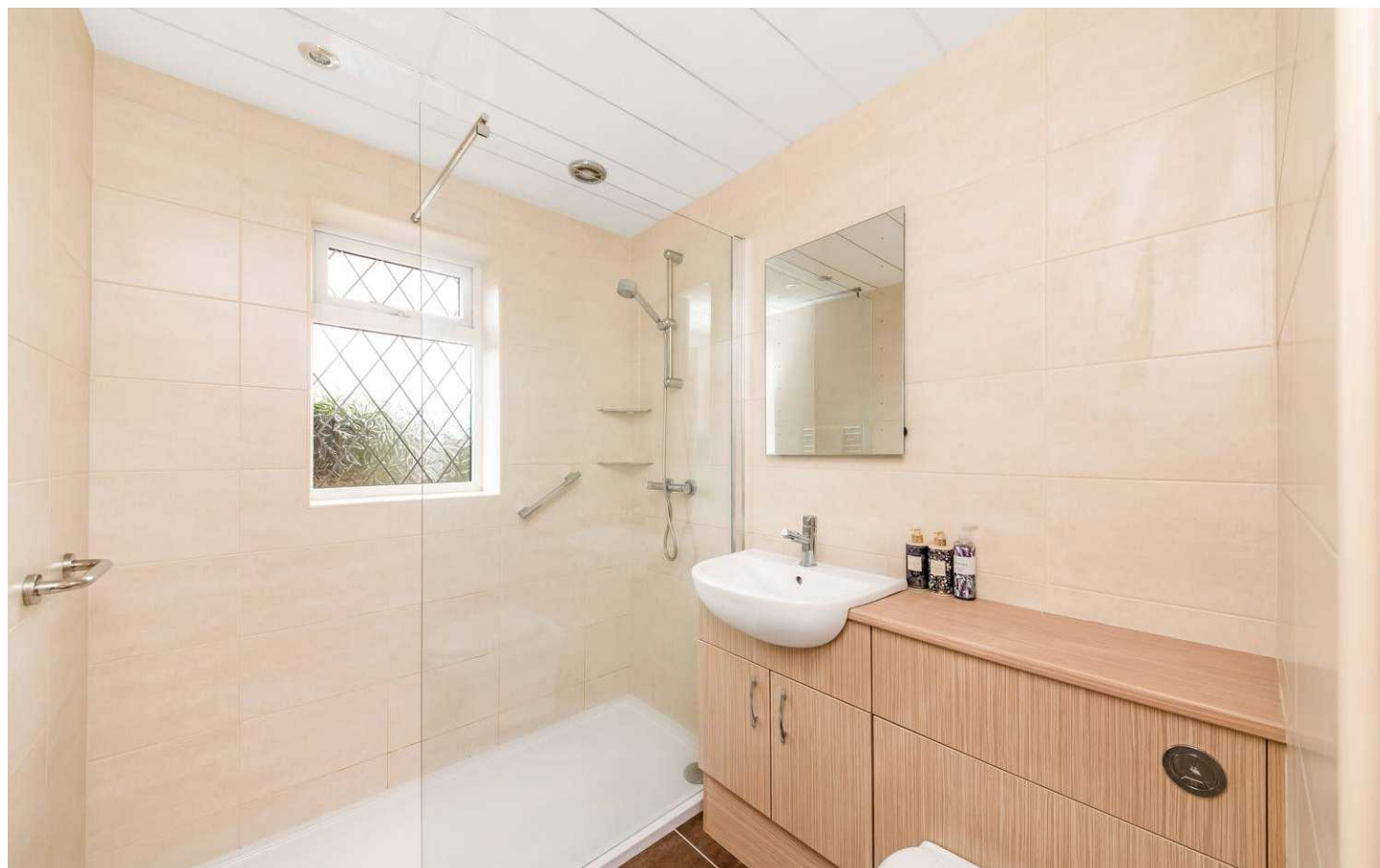


HOUSE BATHROOM

Fitted to a high standard with ceramic tiling to the flooring and to the full ceiling height, the ceiling has a high quality finish with inset spotlighting, large fixed glazed screen shower with attractive chrome fittings, vanity unit with inset wash hand basin with stylish mixer tap over and illuminated mirror above, concealed cistern W.C and chrome heated towel rail/central heating radiator.

OUTSIDE

The property occupies a particularly pleasant cul-de-sac location with other high quality detached homes. There is block paving to the principal roadway and this gives access to the property's driveway. The driveway provides parking for two/three vehicles and gives access to the detached garage.





DETACHED GARAGE

17' 2" x 9' 5" (5.24m x 2.88m)

This has an automatically operated up and over door. The garage is fitted with appropriate shelving and has a wall mounted gas fired central heating boiler.

FRONT GARDENS

The property has a remarkable and particularly lovely garden to the front. This garden is very low maintenance with level lawn and pathway around either side of the property.

REAR GARDENS

The rear garden is quite simply amazing, it is of a particularly good size and once again is relatively level. Running to the rear of the home is a good sized paved patio/sitting out area which provides an ideal location similar to the neighbouring property for a large conservatory if so desired. The gardens are well boundaryed and have long distance views over open fields. The gardens are principally lawned to the rear with mature shrubbery and at the head of the garden there is a further paved sitting out.



ESTIMATED END VALUE

The property is of a good size and is in a particularly pleasant location, it does require some upgrading as can be seen throughout this sales brochure however, interested parties should consider the value of the home when upgraded and perhaps also when extended i.e conservatory or garden room of which there is ample space. We anticipate upgrading of the current layout that the value be £420,000-£440,000 and with extensions/conservatory the price to be significantly more.

ADDITIONAL INFORMATION

It should be noted that the property has gas fired central heating, double glazing, external lighting. Carpets, curtains and certain other extras may be available via 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)

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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

MAILING LIST

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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 05/10/2024.

PROPERTY VIEWING NOTES -



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