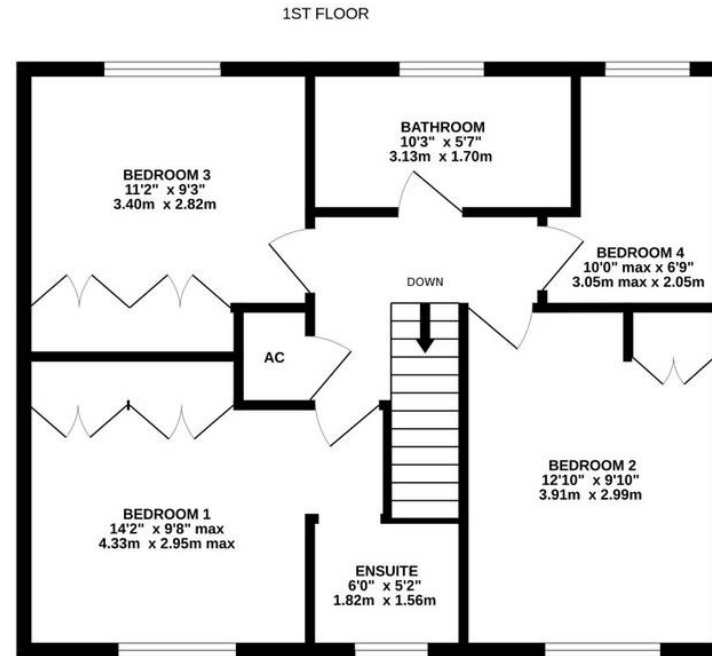
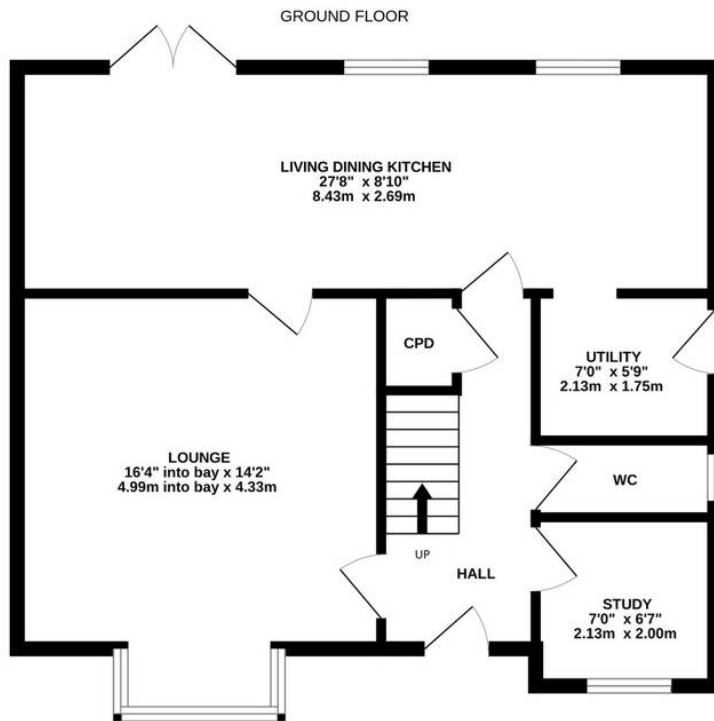




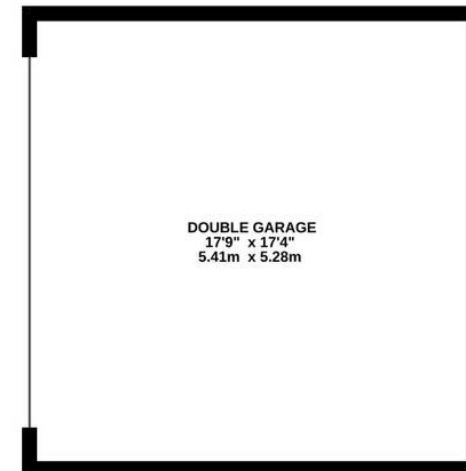
Valley Court, Whitwood

Castleford, Wakefield, WF10

Offers in Region of **£425,000**



GARAGE



VALLEY COURT

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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Valley Court, Whitwood

Castleford, Wakefield

A DELIGHTFUL LOCATED FOUR BEDROOM DETACHED HOME WITH AN ADDITIONAL FEATURE OF A DETACHED DOUBLE GARAGE, LARGE, ENCLOSED GARDEN AND A GYM/STUDY ON THE GROUND FLOOR WITH THE FULL WIDTH DINING LIVING KITCHEN WITH DIRECT ACCESS OUT TO THE GOOD SIZED GARDENS. THIS FAMILY HOME HAS BEEN RECENTLY UPGRADED WITH HIGH QUALITY FITTINGS INCLUDING A SUPERB KITCHEN, FABULOUS HOUSE BATHROOM AND MUST BE INTERNALLY VIEWED TO BE FULLY APPRECIATED.

With high quality fittings throughout, it briefly comprises entrance hall, downstairs W.C, study/gym, large lounge with walk in bay, full length dining living kitchen with glazed doors to the garden, utility room, first floor landing, four bedrooms, three of which are doubles, large house bathroom, and en-suite to bedroom one.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- DELIGHTFULLY LOCATED
- RECENTLY UPGRADED WITH HIGH QUALITY FITTINGS
- GYM/STUDY ON THE GROUND FLOOR

Simon Blyth
ESTATE AGENTS

ENTRANCE HALLWAY

Attractive stylish door with tall central leaded and obscured glazed panel gives access through to the entrance hallway. This has fabulous ceramic tiled flooring, two chandelier points and a useful under stairs storage cupboard/cloaks room. A doorway gives access to the downstairs W.C.

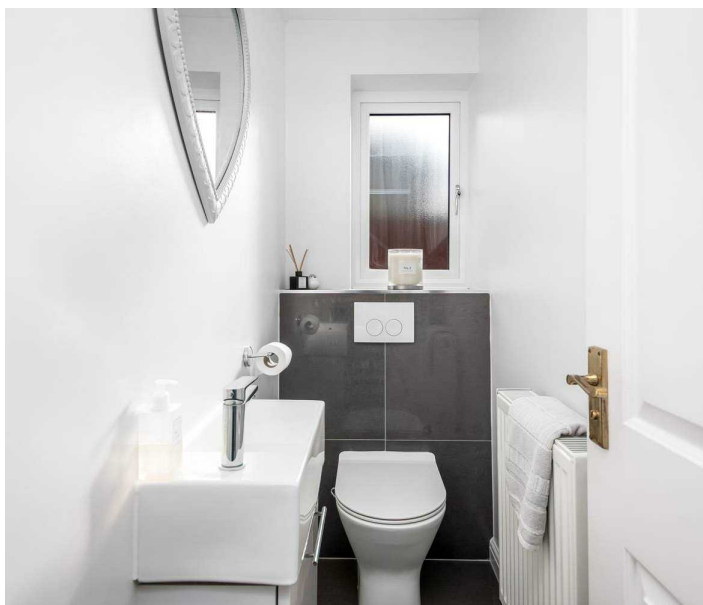
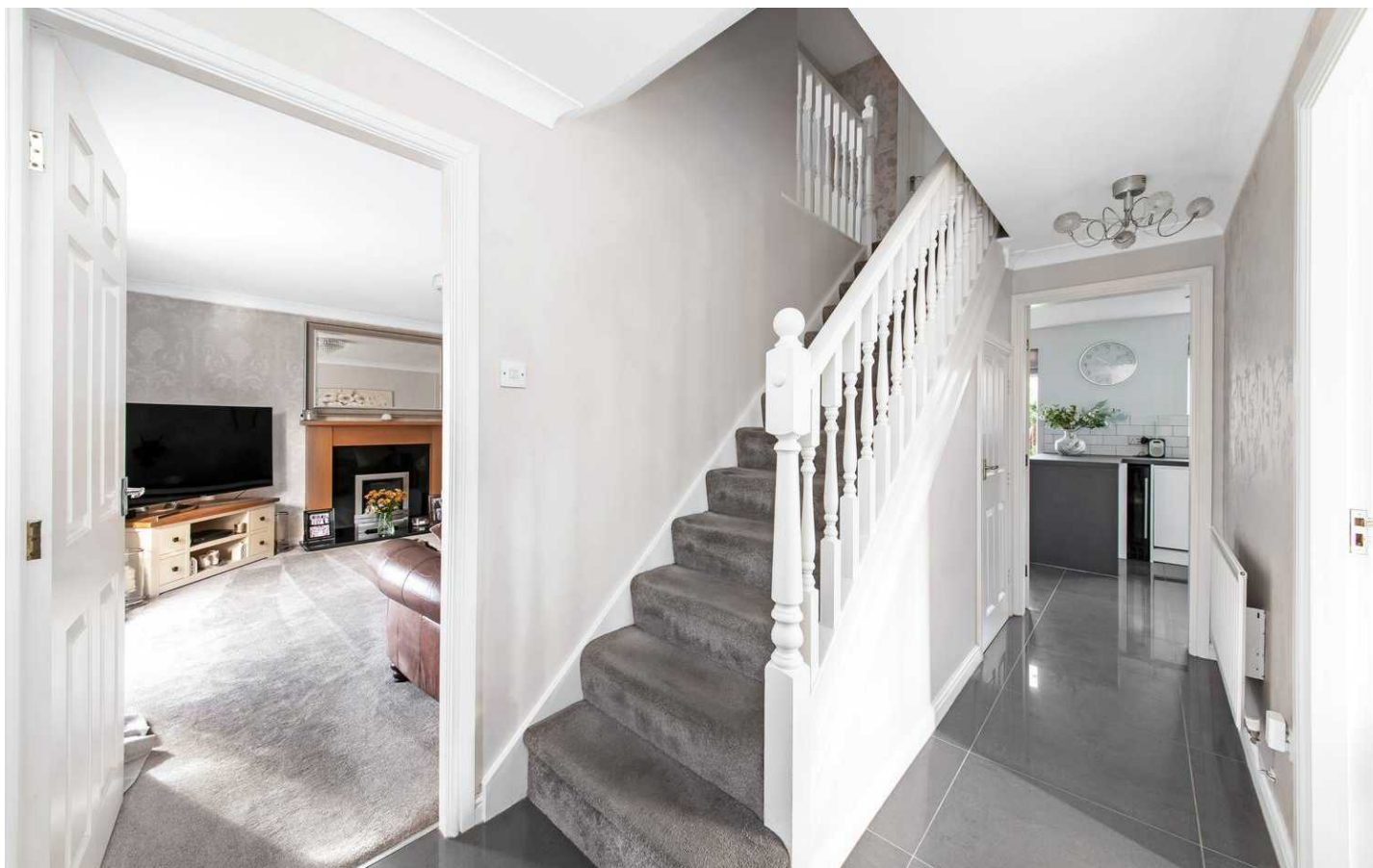
DOWNSTAIRS W.C

This has a continuation of the ceramic tiled flooring. It is particularly well finished and has an obscured glazed window, concealed flush high specification W.C, wash hand basin with storage cupboard beneath.

STUDY

7' 0" x 6' 7" (2.13m x 2.00)

Once again, with a continuation of the high quality flooring. This study/gym has a pleasant outlook to the front and central ceiling light point.





LOUNGE

16' 4" into bay x 14' 2" (4.99m into bay x 4.33m)
A large and attractive room with a broad bay window. This walk in bay window provides a huge amount of natural light to the room, and a pleasant aspect out over the property's front gardens and pleasant scene beyond. The room has coving to the ceiling, central ceiling light point, and there is an attractive fireplace with raised marble hearth, backcloth and gas burning fire. A doorway from the lounge and also from the hallway gives access to the dining living kitchen.



LIVING DINING KITCHEN

27' 8" x 8' 10" (8.43m x 2.69m)

This which runs the full width of the property to the rear has super views out over the property's rear gardens and twin glazed doors giving direct access out over the gardens. Once again, there is a continuation of the ceramic tiled flooring, and all is particularly well finished. There is inset spotlighting to the ceiling, the kitchen area is superb and as the photographs suggest is well appointed. It has an integrated dishwasher, integrated wine fridge, stylish one and a half bowl sink unit with mixer tap over, double ovens both of which are stainless steel and glazed fronted, five ring high specification gas hob with high specification extractor fan over. An opening leads through to the utility room.





UTILITY ROOM

7' 0" x 5' 9" (2.13m x 1.75m)

This has a side entrance door which is home for a fridge freezer, plumbing for an automatic washing machine, worksurfaces and wall mounted gas central heating boiler.

FIRST FLOOR LANDING

A staircase with spindle balustrading rises up to the first floor landing. This has a ceiling light point and a good sized shelved cylinder airing cupboard with hot water tank.



BEDROOM ONE

14' 2" x 9' 8" (4.33m x 2.95m)

A large double room with a particularly pleasing outlook to the front, full bank of in built robes and central ceiling point.

BEDROOM ONE EN-SUITE

6' 0" x 5' 2" (1.82m x 1.56m)

With high specification shower including high quality glazing, low levelled W.C, pedestal wash hand basin, ceramic tiled flooring and to the full ceiling height. There is inset spotlighting, extractor fan, and combination central heating radiator/heated towel rail.





BEDROOM TWO

11' 2" x 9' 10" (3.91m x 2.99m)

Once again, a lovely double room with a pleasant outlook to the front and in built bank of robes.

BEDROOM THREE

11' 2" x 9' 3" (3.40m x 2.82m)

Yet again, a lovely double bedroom with a pleasant outlook to the rear gardens, a full bank of in built robes.

BEDROOM FOUR

10' 0" max x 6' 9" (3.05m max x 2.05m)

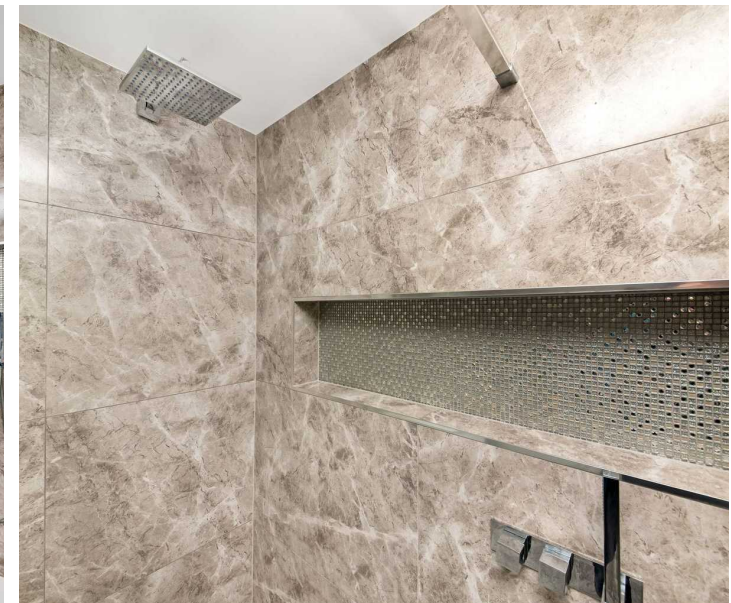
A single room, currently used as a home office/study with a pleasant outlook to the rear.



HOUSE BATHROOM

10' 3" x 5' 7" (3.13m x 1.70m)

Superbly appointed and refitted in very recent times. The house bathroom has a fabulous four piece suite including double ended bath, low levelled W.C, wall mounted vanity unit with inset wash hand basin and illuminated mirror over, fixed glazed screen large shower with American style large shower head, ceramic tiling to the floor and to the full ceiling height, combination heated towel rail/central heating radiator being particularly tall and inset spotlighting to the ceiling.





FRONT EXTERNAL

The property occupies a lovely location at the fringe of the development and has superb walks close by. The driveway is a double size and gives access to the detached double garage.

DETACHED GARAGE

17' 9" x 17' 4" (5.41m x 5.28m)

This has had a recent upgrade with high specification broad single, automatically operated up and over door. The garage is also fitted out with high quality shelving. The attractive pathway leads through the front lawned gardens with mature shrubbery to the front entrance door.

REAR GARDENS

To the rear, this is where the majority of the gardens are to be found. The gardens are well tended and have well established boundaries and mature shrubbery and trees (apple and pear) and there are attractive sitting out areas, one of which is raised decked with gazebo style roof above and the other is to one corner with flagged surface. The garden is of a good size and is well secured.

ADDITIONAL INFORMATION

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





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

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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 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 15/10/2024

PROPERTY VIEWING NOTES -

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