

16 Maydal Drive,
Woolley Grange S75 5GN

OFFERS AROUND
£265,000



BEAUTIFULLY POSITIONED ON THE EDGE OF THE PRESTIGIOUS WOOLLEY GRANGE DEVELOPMENT THIS FABULOUS THREE STOREY FOUR BEDROOM SEMI-DETACHED FAMILY HOME BENEFITS FROM AN EXTENDED OPEN PLAN LIVING DINING KITCHEN, ENCLOSED REAR GARDEN, ROOF TERRACE AND DRIVEWAY PARKING.

LEASEHOLD / COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 3'4" x 21'8" max

You enter the property through a part glazed composite door into this tastefully decorated welcoming entrance hall which has practical pale grey wood effect laminate flooring underfoot. A large understairs cupboard provides the perfect hideaway for coats and shoes. A carpeted staircase with a white painted balustrade ascends to the first floor landing. Doors lead through to the downstairs W.C. and living kitchen.

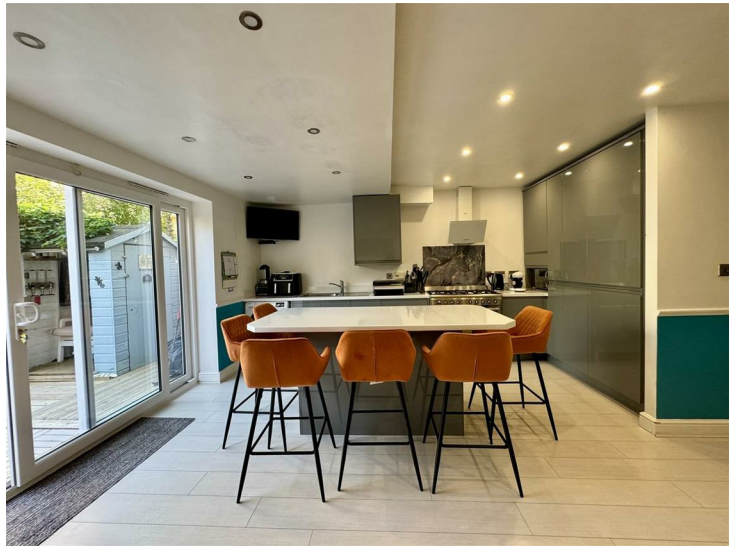
DOWNSTAIRS W.C. 2'11" x 8'8" max

Handily located just inside the entrance to the property this downstairs W.C. is fitted with a low level white W.C. and matching pedestal wash basin with mixer tap and an anthracite grey splashback. There is dark grey tile effect vinyl flooring underfoot and a flush light fitting. A bathroom cabinet with mirror over the wash basin offers some storage. An obscure window allows natural light into the room and a door leads to the hallway.



LIVING DINING KITCHEN 29'0" x15'7" max

Extended by the current owners by converting the previous garage space with relevant building regulations in place, this fabulous open plan space incorporates not only a superb kitchen and dining room but also a lounge area really making it into the heart of the home. Recently updated, the kitchen is fitted with grey gloss units with white quartz effect laminate worktops and a stainless steel sink with mixer tap over. A striking patterned splashback sits behind a gas range cooker with an angled white glass extractor fan over. Integrated appliances include a dishwasher and a tall fridge freezer and there is space and plumbing for a washing machine. A large island unit with storage drawers to one side and seating for up to six at the other side makes a lovely focal point and incorporates an informal dining solution. There is further space to accommodate a dining table and a contemporary log effect electric fire creates a feature in the dining area. Tucked around the corner is a fantastic space which is presently utilised as a snug by the current owner but could alternatively be used as a children's playroom. Pale grey laminate flooring continues throughout this fantastic open plan space which is just flooded with natural light courtesy of a set of sliding patio doors which lead to the rear garden.



FIRST FLOOR LANDING

A carpeted staircase leads to the first floor landing which is light and airy courtesy of a side facing window. A further staircase ascends to the second floor. Doors lead to the lounge, shower room and bedroom.

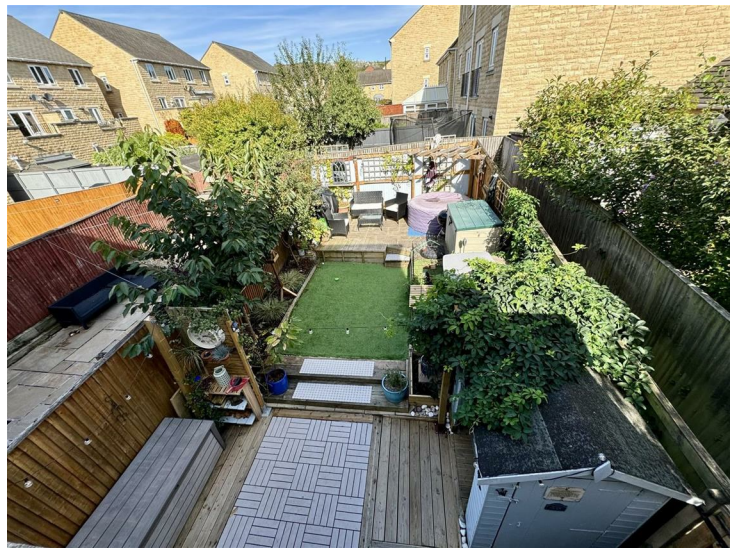
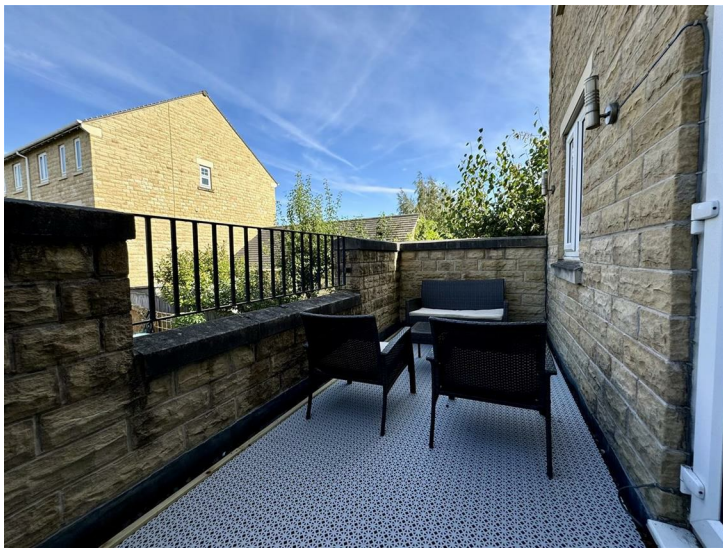
LOUNGE 15'6" x 14'11" max

Just filled with natural light courtesy of a rear facing window and a set of French doors which lead to the roof terrace, this L-shaped lounge offers the perfect space to relax having ample room for lounge furniture. A decorative wall mounted cream fireplace offers space for an electric fire and creates an attractive focal point in the room. The room is neutrally decorated with carpet underfoot. A door leads to the first floor landing.



ROOF TERRACE

Accessed from the lounge this fabulous roof terrace provides the perfect space to relax when the weather allows. It can easily accommodate garden furniture and offers views out over the garden.



BEDROOM ONE 9'2" x 15'6" max

Positioned to the front of the property and offering open views from both its window and French doors which open to a Juliet balcony, this generous double bedroom benefits from fitted wardrobes to one wall. There is an abundance of space for further items of freestanding bedroom furniture. Doors lead to the shower room and the first floor landing.



SHOWER ROOM 4'9" x 8'7" max

This cleverly designed shower room can be used as an ensuite from the first floor bedroom but can also be accessed from the first floor landing. It is fitted with a white suite comprising of a low level W.C., matching pedestal wash basin with mixer tap and a step in shower enclosure with a waterfall shower. The room is partially tiled with white tiles with a decorative anthracite border. Grey tile effect vinyl flooring runs underfoot and a flush light fitting completes the room. Doors lead to both the bedroom and the landing.



SECOND FLOOR LANDING

Accessed via a carpeted staircase with a white painted balustrade, the second floor landing has a hatch allowing loft access and doors leading to the three bedrooms and house bathroom.

BEDROOM TWO 12'9" x 11'4" max

Located to the front of the property with pleasant open views from its window, this good sized double bedroom benefits from pale wood effect fitted bedroom furniture including wardrobes and a dressing table. An airing cupboard to one corner houses the property's hot water system and offers storage space too. There is carpet underfoot and the room is decorated in shades of green. Doors lead to the ensuite and landing.



ENSUITE 4'3" x 8'3" max

This contemporary ensuite shower room is fitted with a white low level W.C. and matching pedestal wash basin with a mirror cabinet over. A step in shower enclosure is equipped with a thermostatic mixer shower. Tile effect vinyl flooring runs underfoot. An obscure window allows natural light to enter and a door leads to the bedroom.



BEDROOM THREE 8'8" x 12'4" max

This fabulous double bedroom can be found to to the rear of the property enjoying garden views from its window. A built in wardrobe offers a great amount of storage, There is amples space for further items of freestanding bedroom furniture. A door leads to the landing.



BEDROOM FOUR 8'11" x 6'6" max

Again located to the rear of the property with a window overlooking the garden, this good sized bedroom has plenty of room to accommodate a single bed and associated items of bedroom furniture. A door leads to the landing.



HOUSE BATHROOM 8'7" x 6'4" max

This contemporary bathroom is fitted with a white three piece suite comprising of a low level W.C., pedestal wash basin with mixer tap and a bath with a mixer tap and shower attachment. There is a flush light fitting to the ceiling and tile effect vinyl flooring underfoot. A door leads to the landing.

FRONT, PARKING & GARAGE STORE 6'9" x 8'6" max

To the front of the property is a driveway which allows parking for two vehicles. Behind the up and over garage door is a good sized store for outdoor equipment or general storage.

REAR GARDEN



A path runs down the side of the property allowing access to the rear garden which is enclosed and private. The garden is gently tiered and offers separate zoned areas, a relaxation and dining space, an artificial lawned section and a further decked area adjacent to the house. A small shed has been converted into a mini bar area. To one side is a planted border with well established shrubs and trees.

MATERIAL INFORMATION

TENURE: LEASEHOLD

ADDITIONAL PROPERTY COSTS: £100 P.A GROUND RENT & APPROX £100 P.A. MANAGEMENT FEE

COUNCIL AND COUNCIL TAX BAND TAX: WAKEFIELD D

PROPERTY CONSTRUCTION: BRICK

PARKING: PRIVATE DRIVEWAY

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains & Solar

*Heating Source - Central Heating

*Broadband & Mobile - Superfast & 5G

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: NONE

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: PARTIAL GARAGE CONVERSION

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE

COAL AND MINEFIELD AREA: HISTORICAL MINING AREA

~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

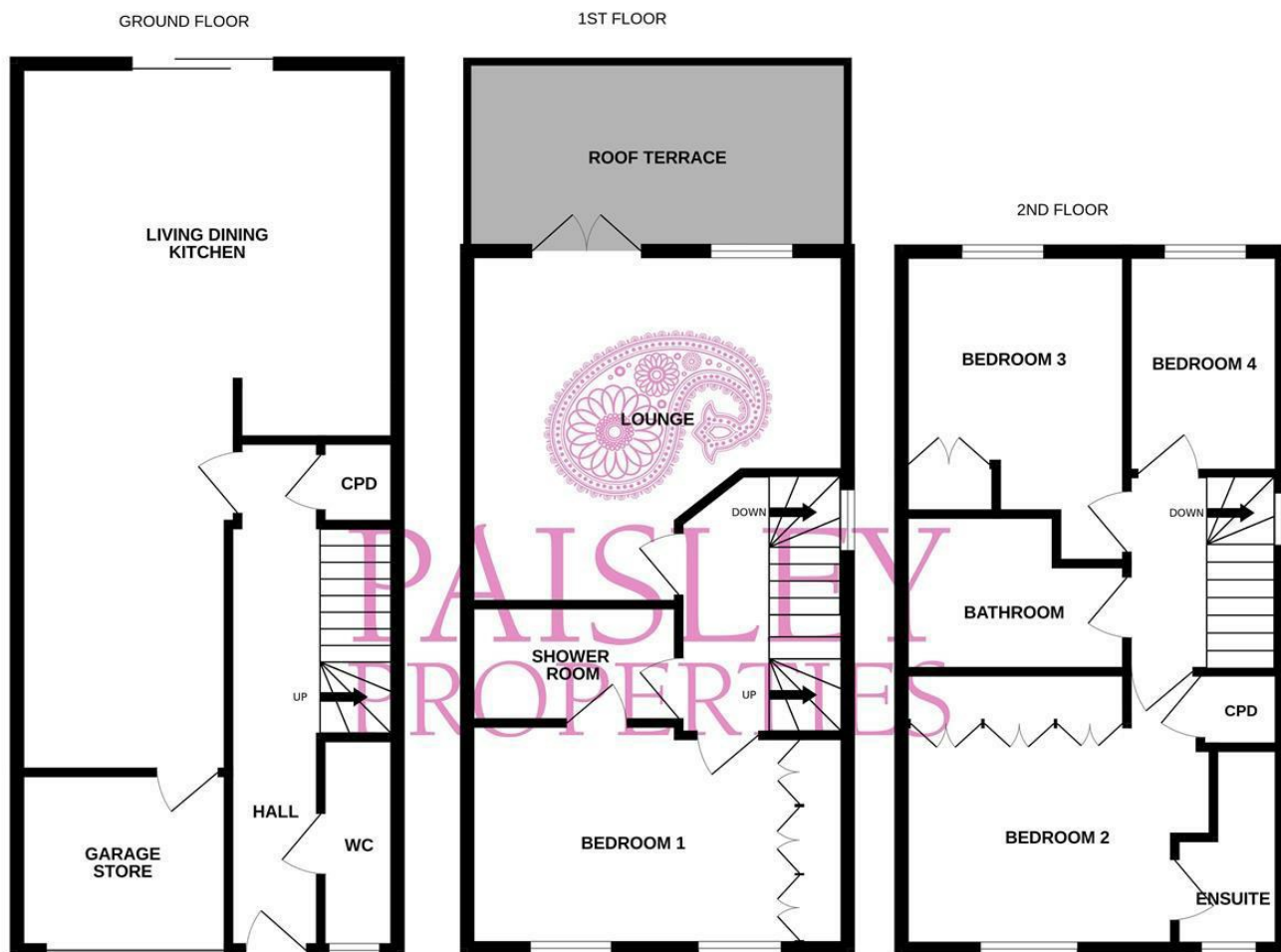
~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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