

10 Silverwood Road,
Woolley Grange S75 5RU

OFFERS AROUND
£230,000



BEAUTIFULLY PRESENTED AND THOUGHTFULLY DESIGNED LIVING ACCOMMODATION OVER THREE FLOORS, THIS THREE DOUBLE BEDROOM FAMILY HOME BOASTS A BATHROOM AND TWO SHOWER ROOMS, ENCLOSED REAR GARDEN, GARAGE AND OFF ROAD PARKING.

LEASEHOLD / COUNCIL TAX BAND C / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 23'5" x 7'4" inc stairs

You enter the property through a part glazed front door into this welcoming entrance hall that has an abundance of space to remove outdoor clothing and footwear. Stairs ascend to the first floor landing and the space is decorated neutrally with wood effect laminate flooring underfoot. There is an under stairs cupboard, single radiator, power sockets and doors lead through to the downstairs shower room, bedroom and rear garden.



SHOWER ROOM 9'0" x 2'9"

A handy cloakroom positioned off the entrance hallway is fitted with a white twin flush low-level W.C and pedestal hand wash basin. The room also benefits from a tiled shower cubicle with thermostatic shower and is conveniently located near the third bedroom, making this ideal for guests or older children. There is an extractor fan, chrome ladder radiator and laminate flooring. A internal door leads to the hall.



BEDROOM THREE 10'7" x 10'0"

Positioned at the rear of the property and handily placed on the ground floor, this third double bedroom has use of the ground floor shower room making it ideal for guests, older children or even an older parent. There is carpet flooring, uPVC double glazed window to the rear overlooking the garden and single radiator. There is a TV aerial point, power sockets and an internal door leads to the hallway.



FIRST FLOOR LANDING 13'4" x 9'3" including stairs

Stairs ascend from the entrance hallway to the first floor landing which has doors to the kitchen diner and living room. A further staircase rises to the second floor. There is carpet flooring, uPVC double glazed windows to the rear overlooking the garden, single radiator and power sockets, making it easier to charge items or Hoover.



DINING KITCHEN 15'4" x 9'7"

This modern dining-kitchen is the perfect sociable space for entertaining and enjoying family meals. The kitchen area is fitted with a range of oak effect wall and base units with contrasting black roll top work surfaces with white splash back tiles and stainless steel sink with mixer tap. Integrated appliances within the kitchen include an electric oven, four ring gas hob with wall mounted extractor fan over, fridge freezer, dishwasher and washing machine. The room is large enough to easily accommodate a dining table and chairs, making it the heart of the home. This space is lovely and bright and enjoys lots of natural light from the rear facing windows which look out over the garden. There is laminate flooring, a double radiator and two retro pendant lights. A door leads to the first floor landing.





LOUNGE 16'6" x 11'8"

This spacious lounge had ample space for free standing furniture. Positioned at the front of the property the room benefits from a uPVC window and Juliet balcony, making this room bright and airy. Being tastefully decorated this room is sure to impress. there are two single radiators, laminate flooring and two pendant lights. Double doors provide access into the first floor landing.





SECOND FLOOR LANDING 14'11" x 6'8" inc stairs

Stairs rise to the second floor landing which has doors to the two further bedrooms, house bathroom and handy airing cupboard which is ideal for storing towels and linen. There is carpet flooring, a uPVC double glazed window to the rear and power sockets.



BEDROOM ONE 16'6" to rear of robes x 10'8"

Situated to the front of the property, this bright and airy double bedroom has a front facing window and neutral décor throughout. There is a large bank of built in wardrobes, two uPVC double glazed windows to the front, laminate flooring and single radiator. Internal further doors lead to the landing and en-suite.



EN-SUITE 6'3" 5'4"

This modern en-suite is fitted with a three piece white suite including a corner tiled shower cubicle housing the thermostatic shower, twin flush low level W.C and pedestal hand wash basin. A continuation of the neutral décor completes the room, there is further tiling to splash areas, a chrome ladder radiator and tiled flooring. There is an extractor fan, ceiling lighting and an internal door leads to the bedroom.



BEDROOM TWO 9'11" x 9'7"

Another good sized double bedroom positioned to the rear of the property with charming views over the garden and beyond from its uPVC double glazed window. There is a bank of fitted wardrobes to one wall and still plenty of space for further bedroom furniture. There is laminate flooring, a single radiator and pendant lighting. An internal door leads to the landing.



BATHROOM 7'9" x 6'2"

Modern house bathroom situated between to the two double bedrooms and having a three piece suite in white consisting of panel bath, pedestal wash basin and twin flush low level WC. There is a chrome ladder radiator, tiling to splash areas, tiled flooring and an extractor fan. An internal door leads to the landing.



FRONT AND GARAGE

To the front of the property there is a pebbled garden and double drive which sits in front of the integral garage which has an up and over door, power and light.

REAR GARDEN

To the rear of the property there is a pretty garden which is enclosed by boundary fencing. The garden is mainly laid to lawn and has a superb raised decked area which is perfect for sitting out on a summers day or dining alfresco.

~ Material Information ~

TENURE: Leasehold

ADDITIONAL PROPERTY COSTS: Annual service charge and ground rent (approx £250 pa)

COUNCIL AND COUNCIL TAX BAND TAX: Wakefield C

PROPERTY CONSTRUCTION: Brick and block

PARKING: Drive and garage

UTILITIES:

*Water supply & Sewerage- Mains -water meter

*Electricity & Gas Supply - Mains - smart meter

*Heating Source - Mains gas

*Broadband & Mobile - FTTP, check mobile signal with your supplier

BUILDING SAFETY: None

RIGHTS AND RESTRICTIONS: None

FLOOD & EROSION RISK: None

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: None

PROPERTY ACCESSIBILITY & ADAPTATIONS: None

COAL AND MINEFIELD AREA: Historic 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.

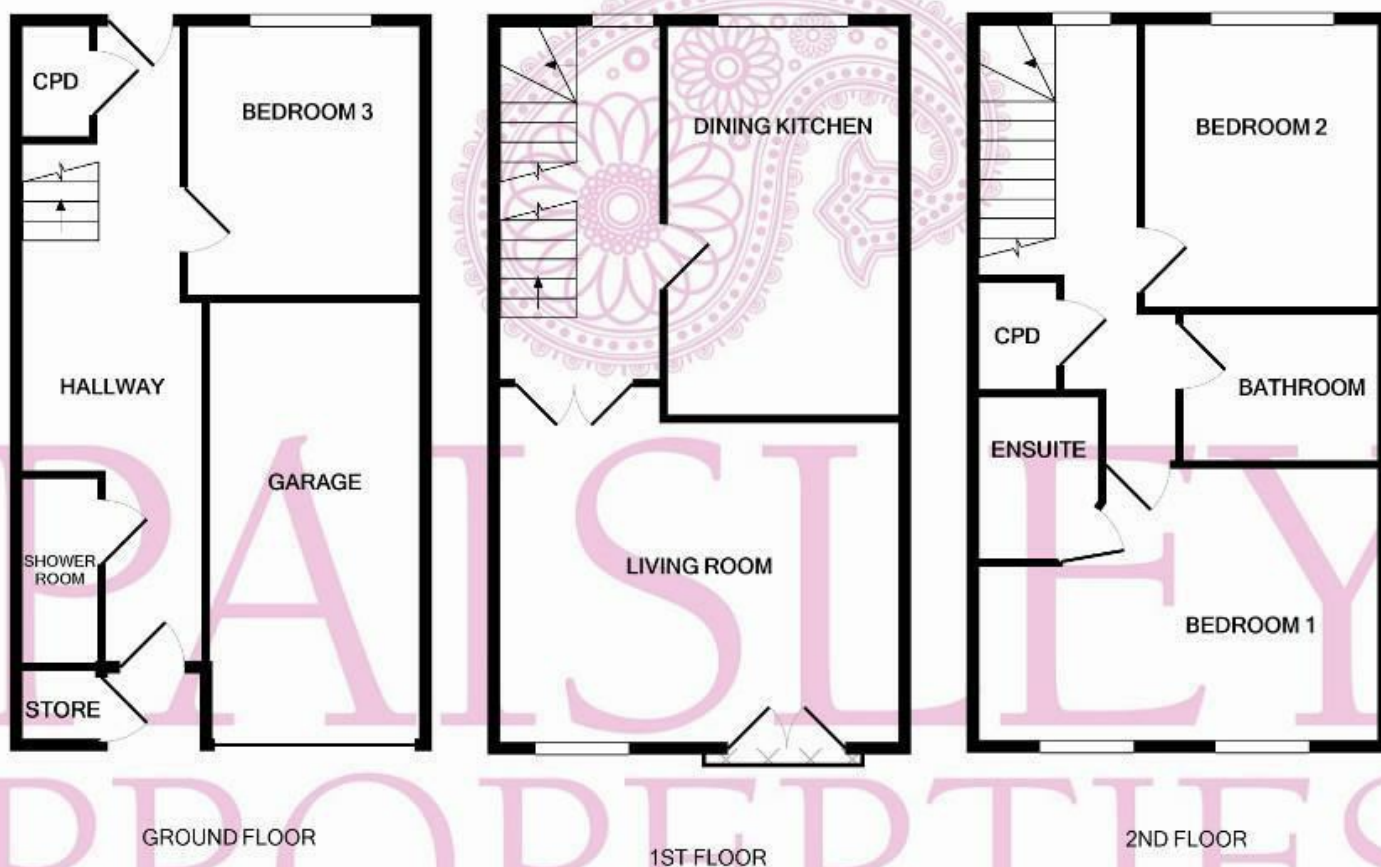
~ Paisley Mortgages ~

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.



Measurements are approximate. Not to scale. Illustrative purposes only
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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		
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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