

2 Woodlands Court,
Woolley Grange S75 5FE

OFFERS OVER
£400,000



OFFERING SPACIOUS ACCOMMODATION OVER THREE FLOORS AND INCLUDING A GARAGE CONVERSION, THIS AMAZING FIVE/SIX BEDROOM, THREE BATHROOM DETACHED FAMILY HOME SITS ON THE PRESTIGIOUS WOOLLEY GRANGE DEVELOPMENT AND IS JUST READY TO MOVE INTO. IT BENEFITS FROM EXCELLENT ROOM SIZES, FABULOUS GARDEN, DRIVEWAY PARKING AND AN EXCEPTIONAL OPEN PLAN KITCHEN/DINER/UTILITY.

LEASEHOLD (GROUND RENT & MANAGEMENT FEES APPLY) / COUNCIL TAX BAND F / ENERGY RATING TBC

PAISLEY
PROPERTIES

HALLWAY 13'3" x 6'0"

You enter the property through a composite front door into the welcoming hallway with natural light brought in by the double glazed panels to the side of the door. There is a wood effect tiled floor, radiator, carpeted stairs leading to the first floor and a crystal light fitting. Internal doors lead to the playroom, lounge and kitchen diner.



PLAYROOM/BEDROOM SIX 15'9" x 7'4"

Situated at the front of the property and having been converted from the garage, this superb room has so many possibilities and potential uses having a double glazed window to the front, wall mounted electric heater, carpet flooring, power sockets with USB ports and ethernet wired to the router for high speed internet access. There is chrome ball light fitting and an internal door leads to the hallway.



LOUNGE 16'2" x 10'9"

Lovely private living room, situated at the front of the property and with natural light coming from the double glazed window to the front. The main feature is the bespoke entertainment wall featuring a living flame effect, contemporary fire, storage/display nooks with lights and space for a wall mounted TV. There are power sockets with USB ports and ethernet wired to the router for high speed internet access. There is carpet flooring, two wall mounted radiators and glass 'oval ball' light fittings and an internal leads to the hallway.



KITCHEN DINER 20'0" x 10'7"

Amazing refurbishment of the original layout and very appealing as a family area. The kitchen itself has a great range of wall and base units with a cream gloss finish having a complimentary wood effect worktops with inset stainless steel one and half bowl sink with mixer tap and matching wood effect splash backs. There is a breakfast bar area and numerous integrated appliances including the induction hob and electric oven, eye level microwave, upright fridge freezer with separate freezer and dishwasher. There are under wall unit spotlights and plinth LED lights with ceiling spotlights giving lots of light and a double glazed window to the rear giving natural light. There are power sockets with USB ports and ethernet wired to the router for high speed internet access, glazed French doors giving more natural light and access to the garden an internal door leads to the hallway and an opening leads to the utility space.

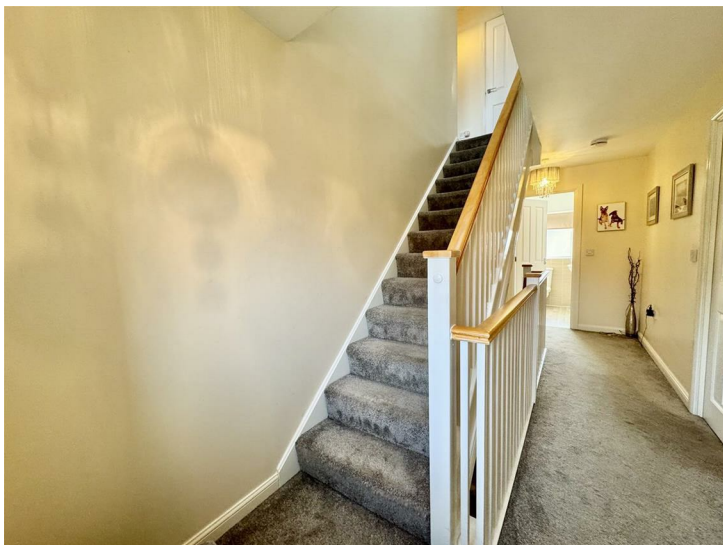
UTILITY AREA 10'7" x 5'4"

Another area where great thought has gone into the design, having a range of wall units, worktop and splash backs that match the kitchen and incorporating a corner 'pantry' cupboard giving extra storage. There is an integrated washing machine and dryer, which is vented, inset spotlights, single radiator and glazed door both giving natural light and giving more access to the garden.



FIRST FLOOR LANDING 17'1" x 6'6" inc stairs

A carpeted staircase with a white painted balustrade ascends to the first floor landing which is light and airy. There is a double glazed window to the front, a single radiator, carpet flooring and a pendant light with hanging crystals and lampshade. A further carpeted staircase ascends to the second floor and internal doors lead to the three first floor double bedrooms and house bathroom.



BEDROOM ONE 17'1" x 10'6" max to rear of robes

Extremely impressive master bedroom having two double fitted wardrobes and also plenty of space for free standing bedroom furniture. Located to the front of the property, the double glazed window both brings in natural light and offers open views. There is carpet flooring, two wall mounted radiators and TV aerial point plus power sockets with USB ports and ethernet wired to the router for high speed internet access. Internal doors lead to the landing and to the en-suite.



EN SUITE 8'3" x 6'11"

Excellent size en-suite having a three piece suite in white consisting of a tiled double shower enclosure with overhead rain shower plus separate hose, pedestal wash basin with mixer tap and twin flush low level WC. There is a double glazed window with obscure glass, vinyl flooring and a ladder towel radiator. In addition to the double glazed window, there is also an extractor fan and a shaver socket, useful for a charging electric toothbrushes. There is wall tiling to dado height and an internal door leads to the main bedroom.



BEDROOM THREE 14'6" x 8'3"

Second double bedroom on this floor, located at the front of the property and, like the main bedroom, has a double glazed window to the front giving open views and bringing in natural light. There is a wall mounted radiator, carpet flooring and pendant lighting plus plenty of space for free standing bedroom furniture. There are power sockets with USB ports and ethernet wired to the router for high speed internet access and an internal door leads to the landing.



BEDROOM FOUR 9'4" max x 9'8"

Third double bedroom on this floor, this time at the rear of the property with a double glazed window overlooking the garden and giving good views. There is carpet flooring, a wall mounted radiator and single radiator. Once again, there is plenty of space for freestanding bedroom furniture and an internal door leads to the landing.



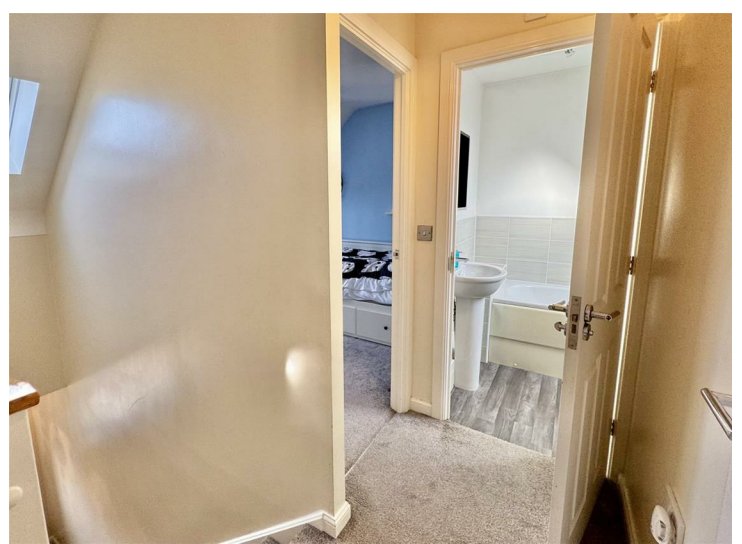
BATHROOM 7'8" x 6'1"

First of two house bathrooms, one on this floor and one on the second floor. This one has a three piece suite in white consisting of a pedestal wash basin with mixer tap, twin flush low level WC and panel bath with mixer tap and shower attachment. There is a double glazed window with obscure glass, vinyl flooring and a ladder towel radiator. There is an extractor fan, contemporary ceiling lighting and an internal door leads to the landing.



SECOND FLOOR LANDING 6'1" x 3'5"

A carpeted staircase leads from the first floor landing to the second floor landing area, having carpet flooring, a storage/boiler cupboard and access to the boarded loft space. Internal doors lead to both bedrooms and the bathroom.



BEDROOM TWO 16'7" x 14'0"

Exceptional sized top floor bedroom and, together with the other bedroom on this floor plus the bathroom, would easily make a hugely impressive master suite. There is carpet flooring, double glazed window to the front and two Velux windows to the rear, both bringing in natural light and providing views. There are single and double radiators, lots of space for freestanding bedroom furniture and spotlights. An internal door leads to the second floor landing.



SECOND FLOOR BATHROOM 6'6" x 5'3"

Second of the two house bathrooms, this one being very useful, either if the whole space is used as a master suite or, if having children's bedrooms, giving their own wash facilities. There is a three piece suite in white consisting of a pedestal wash basin with mixer tap, twin flush low level WC and panel bath with mixer tap and shower attachment. There is a double glazed Velux window, vinyl flooring and a ladder towel radiator. There is an extractor fan, ceiling spotlights and an internal door leads to the landing.



BEDROOM FIVE 8'7" x 8'3"

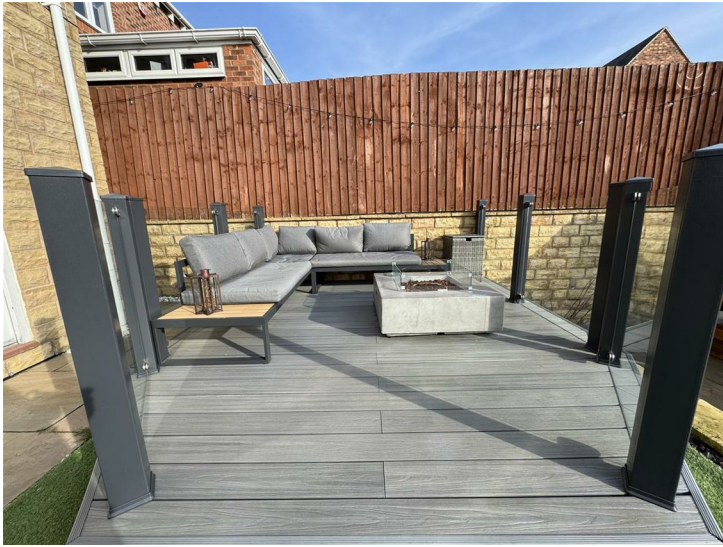
Last of the bedrooms and very attractive, very much in the style of a loft room having a double glazed dormer window giving open views. There is a single radiator, carpet flooring and space for free standing bedroom furniture. An internal door leads to the second floor landing.



EXTERNALLY

A driveway to the front gives off road parking to two cars and there is a lawn area, which could be made hardstanding to give more parking. There is secure side access to the splendid rear garden which, like the internal of the property, has been well thought out, designed and presented. There are higher and lower Indian Stone patio areas, artificial grass areas and lovely composite decking space with glass balustrades, and area that attracts the sun most of the day. There is an outside water tap, power socket and a separate side area to store the bins.





VIEWS



~ Material Information ~

TENURE:
Leasehold

ADDITIONAL COSTS:
Management fees, ground rent currently £100 pa

COUNCIL AND COUNCIL TAX BAND:
Wakefield Band F

PROPERTY CONSTRUCTION:
London Stone

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
Garage conversion

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds 1000 Mbps

ENVIRONMENT:
There has not been any mining or quarrying which has affected the property throughout our vendor's ownership.

~ 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.

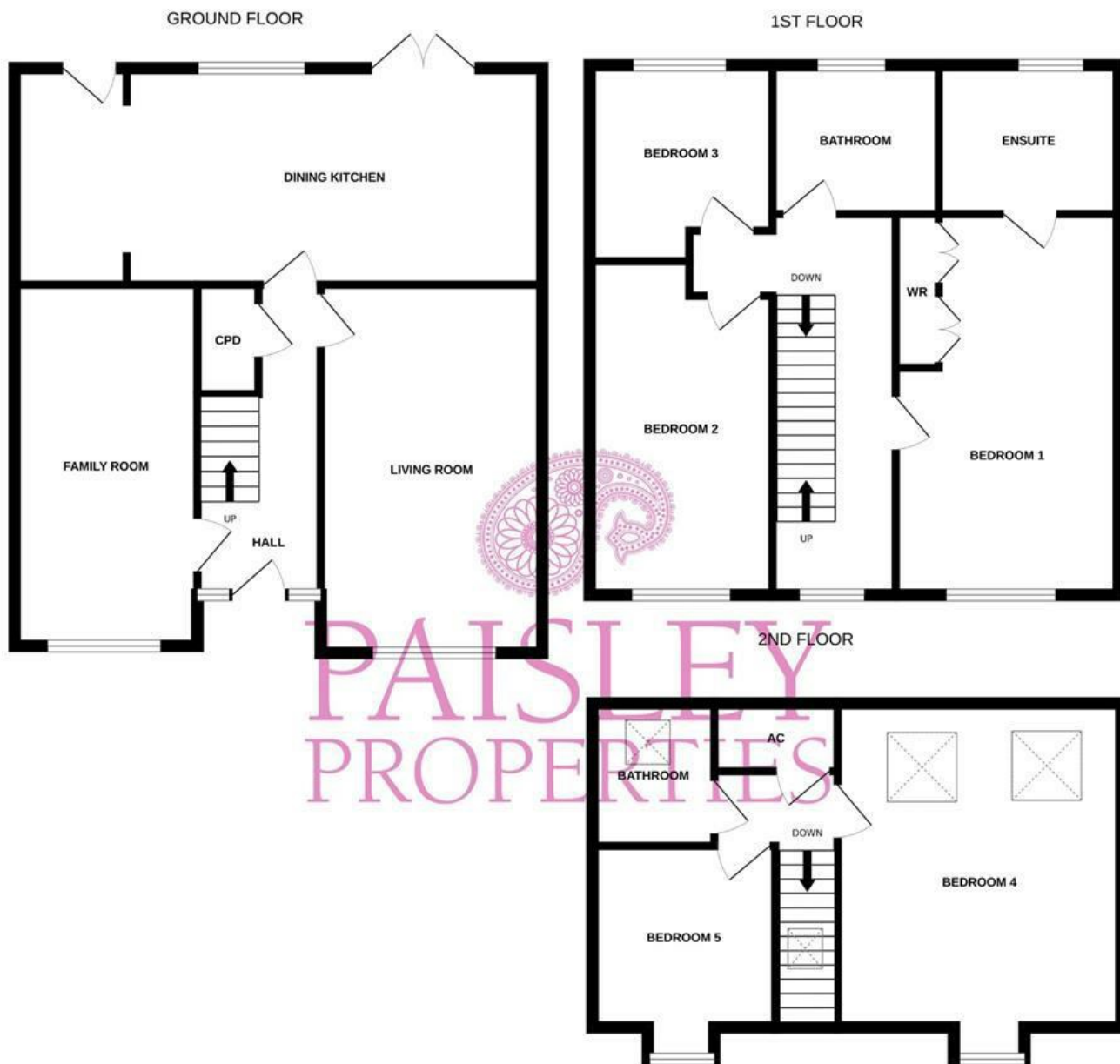
~ Paisley Mortgages ~

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		
	76	84
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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PROPERTIES