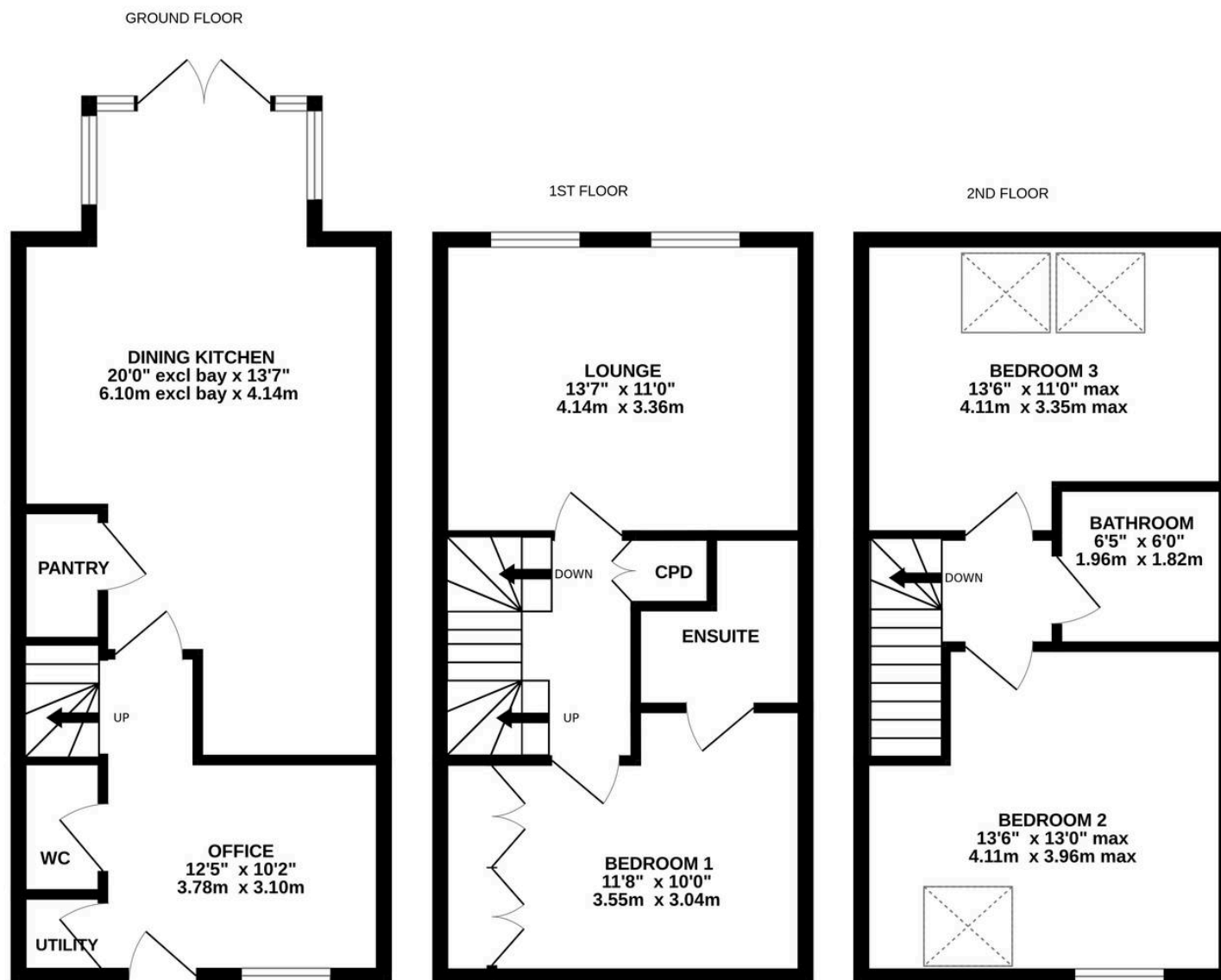




High Lee Grove, Flockton

Wakefield, WF4 4FG

Offers in Region of **£280,000**



HIGH LEE GROVE

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4 High Lee Grove

Flockton, Wakefield, WF4 4FG

A SUPERBLY PRESENTED, SEMI-DETACHED, TOWN HOUSE STYLE, FAMILY HOME OFFERING IMMACULATE ACCOMMODATION ACROSS THREE FLOORS. NESTLED ON THE OUTSKIRTS OF THE POPULAR DEVELOPMENT OF CHAPEL LEA, FLOCKTON, AND SITUATED IN A PARTICULARLY ENVIABLE POSITION WITH FANTASTIC OPEN ASPECT VIEWS TO THE REAR. THE PROPERTY HAS BEEN BEAUTIFULLY MAINTAINED AND UPDATED BY THE CURRENT OWNERS.

The property accommodation briefly comprises of entrance/home office, utility cupboard, downstairs WC and open-plan dining-kitchen to the ground floor. To the first floor there is a spacious lounge and bedroom one with fitted wardrobes and ensuite shower room. To the second floor there are two further double bedrooms and the house bathroom. Externally to the front is a driveway and lawn, to the rear is an enclosed garden with flagged patio and lawn.

Tenure Freehold.

EPC Rating B.

Council Tax Band D.



FIRST FLOOR

ENTRANCE / HOME OFFICE

Enter into the property through a composite front door into a versatile and useful space. It features a bank of double-glazed windows to the front elevation providing a great deal of natural light and is decorated with a neutral décor. There are two ceiling light points, attractive flooring, a radiator and multi-panel doors provide access to the utility cupboard and the downstairs w.c. This area has been utilised as a home office, playroom and reception hall and there is a multi-panel, timber and glazed door that seamlessly leads into the open-plan dining-kitchen.

UTILITY CUPBOARD

The utility cupboard houses the wall mounted combination boiler. There is plumbing and provisions for an automatic washing machine, a ceiling light point and extractor fan.

DOWNSTAIRS W.C.

The downstairs w.c. features a modern, contemporary two-piece suite which comprises of a low level w.c. with push button flush and a corner pedestal wash hand basin with chrome Monoblock mixer tap. There is tiling to the splash areas, a radiator, a ceiling light point and extractor fan.

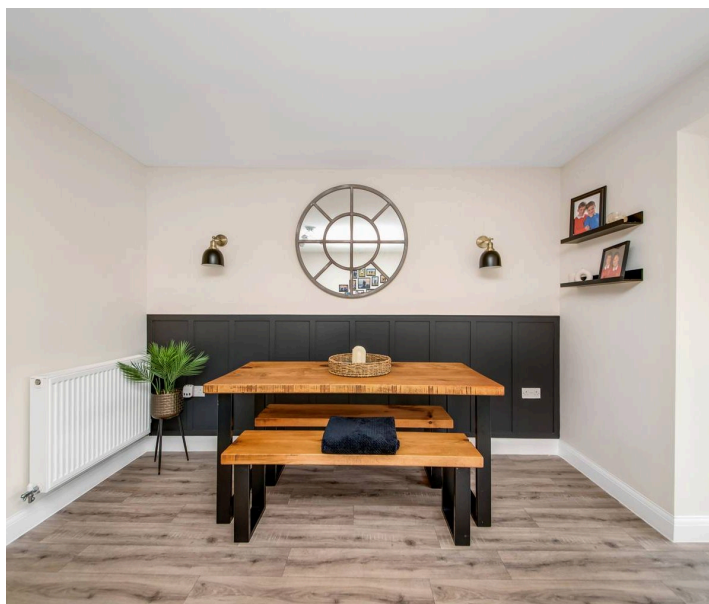




OPEN-PLAN DINING KITCHEN ROOM

As the photography suggests, the open-plan dining kitchen and family room enjoys a great deal of natural light which cascades through the double-glazed bayed window to the rear elevation, with central French doors leading seamlessly out to the gardens. The kitchen area features fitted wall and base units with high gloss cupboard fronts and with complimentary worksurfaces over, which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is well equipped with high-quality built-in appliances which includes a four-ring gas hob with canopy style cooker hood over, a built in Electrolux double oven, integral fridge and freezer unit and a built-in dishwasher.

The kitchen area features high gloss brick effect tiling to the splash areas, under unit lighting and soft closing doors and draws, and then seamlessly leads into the open plan dining and family area. Here there is decorative wall panelling, two wall light points, two radiators and two ceiling light points, and access to a useful under stairs pantry.



FIRST FLOOR

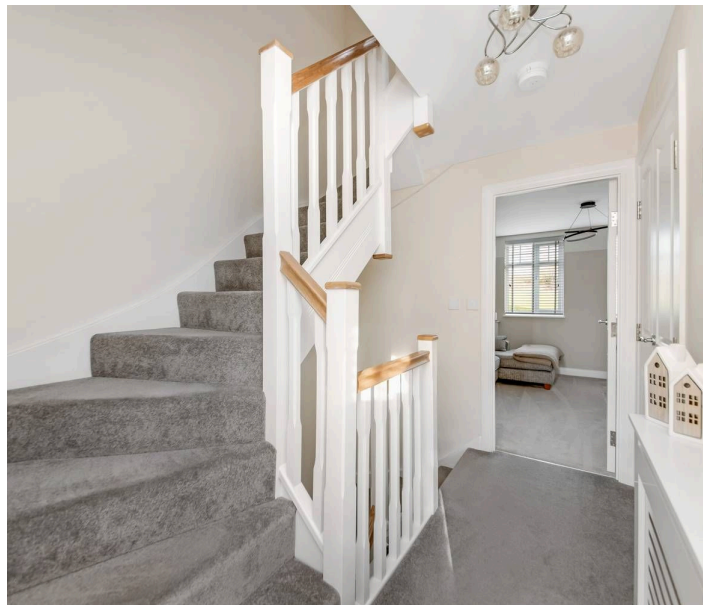
FIRST FLOOR LANDING

Taking the staircase from the entrance/home office you reach the first-floor landing which has multi-panelled doors providing access to bedroom one, a spacious lounge and enclosing a useful airing cupboard. There is a ceiling light point, a radiator and a kite winding staircase proceeds to the second floor accommodation.

LOUNGE

11' 0" x 13' 7" (3.35m x 4.14m)

This versatile space could be utilised as an additional double bedroom if required. It features two banks of double-glazed windows to the rear elevation, which have pleasant views across the property's gardens and of the neighboring playing fields beyond. There is a ceiling light point, a radiator, decorative wall panelling and a wall mounted media style unit with space and provisions for a wall mounted television and with floating shelf beneath.





BEDROOM ONE

11' 8" x 10' 0" (3.56m x 3.05m)

Bedroom one is a light and airy double bedroom, which has ample space for freestanding furniture. There are two banks of double-glazed windows to the front elevation providing fantastic open aspect views across rooftops, a ceiling light point, a radiator, decorative wall panelling and the principal bedroom benefits from wall to wall fitted wardrobe which have hanging rail and shelving in situ and a multi panel door leads to the en-suite shower room.

BEDROOM ONE EN-SUITE

6' 6" x 5' 10" (1.98m x 1.78m)

The en-suite shower room features a modern, contemporary three-piece suite, which comprises of a fixed frame shower cubicle with electric Mira Azora shower, a broad pedestal wash hand basin with chrome Monoblock mixer tap and a low level w.c. with push button flush. There is attractive tiling to the walls and splash areas, a ceiling light point, an extractor fan and a horizontal ladder style radiator.



SECOND FLOOR

SECOND FLOOR LANDING

Taking the kite winding staircase from the first floor, you reach the second floor landing, which features a ceiling light point and multi-panelled doors providing access to two double bedrooms and a bathroom.

BEDROOM TWO

13' 6" x 13' 0" (4.11m x 3.96m)

Bedroom two is a generously proportioned, light and airy double bedroom which has ample space for free standing furniture. There is a double-glazed sky light and double-glazed window to the front elevation, which flood the room with a great deal of natural light and provide fantastic open-aspect views over rooftops across the valley. There is a ceiling light point, a radiator and a loft hatch which provides access to a useful attic space.

BEDROOM THREE

11' 0" x 13' 6" (3.35m x 4.11m)

Bedroom three again, enjoys a great deal of natural light, which cascades through the two double glazed sky light windows to the rear elevation, which have integral blinds. The skylight windows to the rear provide a pleasant open aspect view across the neighbouring playing fields and open countryside beyond. There is a ceiling light point and a radiator.

BATHROOM

6' 0" x 6' 5" (1.83m x 1.96m)

The bathroom features a modern, contemporary three-piece suite which comprises of a panelled bath with thermostatic shower over and glazed shower guard, a low level w.c. with push button flush and a broad pedestal wash hand basin with chrome Monoblock mixer tap. There is vinyl tile effect flooring attractive tiles to the walls and splash areas, a ceiling light point, an extractor fan and provisions for a radiator/towel rail.





EXTERNAL

FRONT GARDEN

Externally to the front, the property features a lawn garden and a tarmacadam driveway providing off-street parking for two vehicles in tandem. There is an external light and an EV point.

REAR GARDEN

Externally to the rear, the property benefits from an enclosed low maintenance garden, which features a flagged patio area ideal for alfresco dining and barbecuing. There are steps that lead to the lawn area which features part fenced and part walled boundaries, the gardens adjoin playing fields to the rear, with a gate for access. There is an external tap, a gate which leads to the driveway and a gravel hardstanding with space for a garden shed.



VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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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7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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