Simon Blyth
ESTATE AGENTS

Hazel Grove
Flockton
Wakefield
WF4 4DG

AN EXTENDED, SEMI-DETACHED, FAMILY HOME LOCATED IN THE HIGHLY DESIRABLE AREA OF FLOCKTON. IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND IN CATCHMENT FOR WELL REGARDED LOCAL SCHOOLING. SUPERBLY PRESENTED AND IN TURN-KEY CONDITION, THE PROPERTY OFFERS SPACIOUS ACCOMMODATION ACROSS TWO FLOORS WITH OFF STREET PARKING TO THE REAR. EARLY VIEWINGS ARE ADVISED TO AVOID MISSING THE OPPORTUNITY TO ACQUIRE SUCH A WELL PRESENTED FAMILY HOME.
The property in brief comprises of entrance, spacious lounge, open-plan dining-kitchen, downstairs WC and side entrance lobby to the ground floor. The first floor holds two double bedrooms, a single bedroom and the house bathroom. Externally to the front is a predominately lawned garden with flagged patio area, to the rear is a flagged patio area and off street parking for two vehicles. EPC rating D.

Offers Around £225,000

81e North Road, Kirkburton, Huddersfield, HD8 0RL
Tel: 01484 603399

Yorkshire Residential Property Awards 2018 WINNER

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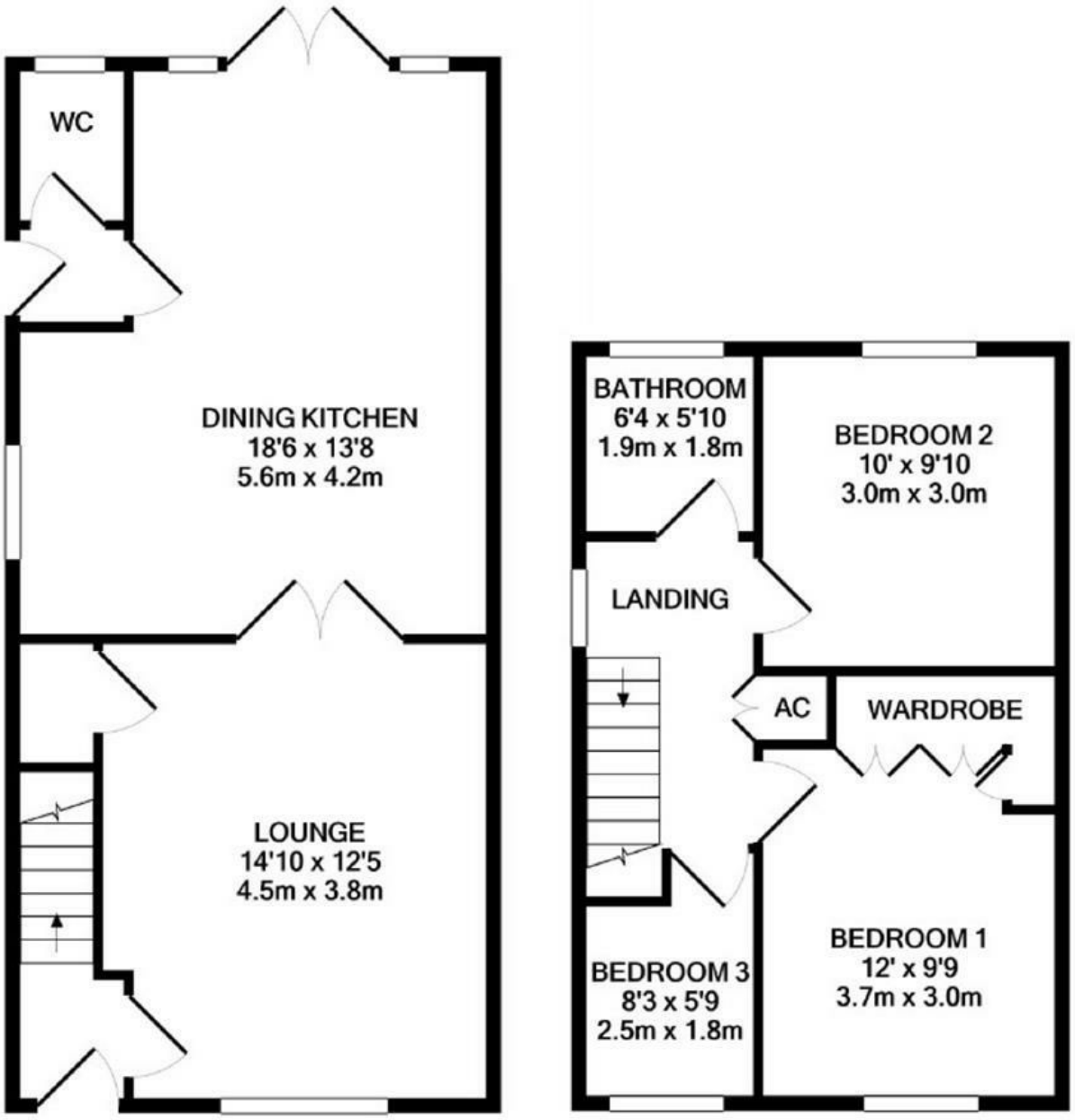

GROUND FLOOR

1ST FLOOR

HAZEL GROVE

Measurements are approximate. Not to scale. Illustrative purposes only

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ENTRANCE

4'10" x 13'1" (1.47 x)

Enter into the property through a double glazed pvc door into the entrance, there is a staircase rising to the first floor with wooden banister, decorative coving to the ceilings, a ceiling light point and a door that provides access to the lounge.

LOUNGE

12'5" max x 14'10" max (3.78 max x 4.52 max)

The lounge features a generously sized double glazed pvc window to the front elevation which has a pleasant outlook across the front gardens, doors providing access to the understairs storage and a timber and glazed doors leading to the open plan dining kitchen, there is decorative coving to the ceilings, a ceiling light point, two wall light points and a radiator. The focal point of the room is the electric fireplace with a marble inset and hearth and decorative oak mantel surround.

OPEN PLAN DINING KITCHEN

13'8" max x 18'6" max (4.17 max x 5.64 max)

This fantastic space benefits from a wealth of natural light which stems from the bank of double glazed French doors with adjoining windows to the rear elevation which is complimented by the double glazed window to the side, the kitchen area features fitted wall and base units with shaker style cupboard fronts and rolled edge work surfaces over which incorporate a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap, there is a five ring gas hob with cooker hood over and tiling to the splash areas. The kitchen is well equipped with fitted appliances with a waist level double oven, shoulder level microwave oven, an integral dish washer and an integral fridge and freezer, the kitchen also benefits from ample storage with tall standing larder units and a cupboard for ironing board and iron. There is also a breakfast island with cupboards under, tiled flooring with underfloor heating and inset spotlighting to the ceilings, the tiled flooring with underfloor heating continues through to the dining area where there is a central ceiling light point, radiator and a timber and glazed door which leads to the side entrance.

SIDE ENTRANCE

3'0" x 3'2" (0.91 x 0.97)

There is a double glazed composite side door, tiled flooring with underfloor heating, inset spotlighting to the ceiling and an oak door providing access to the down stairs w.c.

DOWNSTAIRS W.C

5'2" x 3'2" (1.57 x 0.97)

The downstairs w.c features a white two piece suite comprising of a low level w.c with push button flush and a wall hung wash hand basin with chrome mixer tap, there is tiling to the half level on the walls, tiled flooring, underfloor heating, inset spotlighting to the ceiling and an extractor fan. There is also a radiator and a double glazed window with obscure glass to the rear elevation.

FIRST FLOOR LANDING

Taking the staircase to the first floor you reach the first floor landing which provides access to bedrooms one through to three and the house bathroom, there is a wooden banister with spindles, a double glazed window to the side elevation, decorative coving to the ceilings, a ceiling light point and access provided to the loft space via a loft hatch and there is also an airing cupboard.

BEDROOM ONE

12'0" x 9'9" (3.66 x 2.97)

Bedroom one is a double bedroom with ample space for free standing furniture, there is a double glazed window to the front elevation which takes full advantage of the elevated position with a view across the country side, there is a radiator, decorative coving to the ceilings, a ceiling light point and fitted wardrobes with fitted bedside cabinets and overhead storage.

BEDROOM TWO

10'9" x 9'10" (3.28 x 3.00)

Bedroom two can accommodate a double bed with ample space for free standing furniture, there is a double glazed window to the rear elevation, a radiator, a ceiling light point and decorative coving.

BEDROOM THREE

5'9" x 8'3" Into Door Recess (1.75 x 2.51 Into Door Recess)

Bedroom three features a double glazed window to the forint elevation, storage over the bulkhead, a ceiling light point, radiator and decorative coving to the ceiling.

HOUSE BATHROOM

6'4" x 5'10" (1.93 x 1.78)

The house bathroom features a three piece suite comprising of a double ended panelled bath with thermostatic shower over, a low level w.c with concealed cistern and push button flush and a wash hand basin with vanity unit under with chrome mixer tap. There are fully tiled walls, a ceiling light point, a chrome column radiator and a double glazed window with obscure glass to the rear elevation.

EXTERNALLY FRONT

Externally to the front, the property benefits from an enclosed front garden, which is layed predominately to lawn and has well established flower hedge and shrub boarders, there is a flagged patio area ideal for alfresco dining and BBQ'ing, there is a hard standing for a garden shed, fenced boundaries and a gate which provides access down the side of the property where there is external lighting and an external tap which leads to the rear external.

REAR EXTERNAL

Externally to the rear, the property benefits from a block paved drive way which provides off street parking for two vehicles, there is a flagged pathway with steps which lead to the French doors of the dining kitchen, there are external lights and a flagged pathway which leads down the side of the property to the side entrance.

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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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MORTGAGE ADVICE
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 independant 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 am to 5:30 pm
Saturday - 9:00 am - 4:00 pm
Sunday - 11:00 am - 2:00 pm