



Grove.

FIND YOUR HOME

19 Sweetpool Lane, DY8 2XD

Asking Price £875,000

19 Sweetpool Lane

Grove Properties Group are pleased to present this fabulous five bedroom detached family home located on Sweetpool Lane. Comprising a welcoming entrance hall leading through into the dining room, living room, kitchen and sun room. Through the sun room you will find the utility, downstairs w.c. and internal door into the garage. Upstairs offers five good sized bedrooms, the main with ensuite and the further family bathroom.

The garden is a beautiful versatile space for families of all sizes and for those looking to enjoy the warmer months, with plenty of lawn for children to play, through to the vegetable patches and various outbuildings that could be converted to a studio or summerhouse.

Situated within a desirable school catchment area, this home is perfect for families prioritising education. Additionally, the property benefits from excellent local amenities, ensuring that shops, restaurants, and recreational facilities are just a stone's throw away. Commuters will appreciate the convenient links to nearby transport options, making travel to surrounding areas straightforward.

This property is not just a house; it is a wonderful opportunity to create a home tailored to your needs. With its spacious layout and prime location, it promises a lifestyle of comfort and convenience. Do not miss the chance to explore the potential this delightful home has to offer.







Approach

Approached via driveway either side with lawn to front and gates either side for access to the garden.

Porch

A covered alcove with obscured glass windows and door through into entry hall.

Entry Hall

With window to side, central heating radiator and stairs to first floor landing. Doors lead to:

Dining Room 12'9" x 12'5" (3.9 x 3.8)

With double glazing window to front, sash window to side, central heating radiator and feature fireplace with brick surround.

Living Room 16'4" max (into bay) 14'1" min x 12'9" max 8'2" min (5.0 max (into bay) 4.3 min x 3.9 max 2.5 min)

With double glazing bay window to front, two central heating radiator and feature fireplace.

Kitchen 11'5" x 12'9" (3.5 x 3.9)

With dual aspect double glazing window to side and rear, central heating radiator and tiling to splashback. Featuring various fitted wall and base units with worksurface over, stainless steel sink with drainage and space for range cooker. There is further space for white goods, a breakfast table and chairs and doorway leads through into the sun room.

Sun Room 12'9" x 11'9" (3.9 x 3.6)

With double glazing window to side and sliding door to rear, central heating radiator and wood flooring. Door leads through into the utility.

Utility 12'9" max 7'10" min x 11'5" max 4'11" min (3.9 max 2.4 min x 3.5 max 1.5 min)

With double glazing window to rear, door out to the patio and tiling to floor. There are fitted base units with stainless steel sink and space and plumbing for white goods various storage cupboards and the house boiler. Doors lead to the w.c. and garage.

W.C.

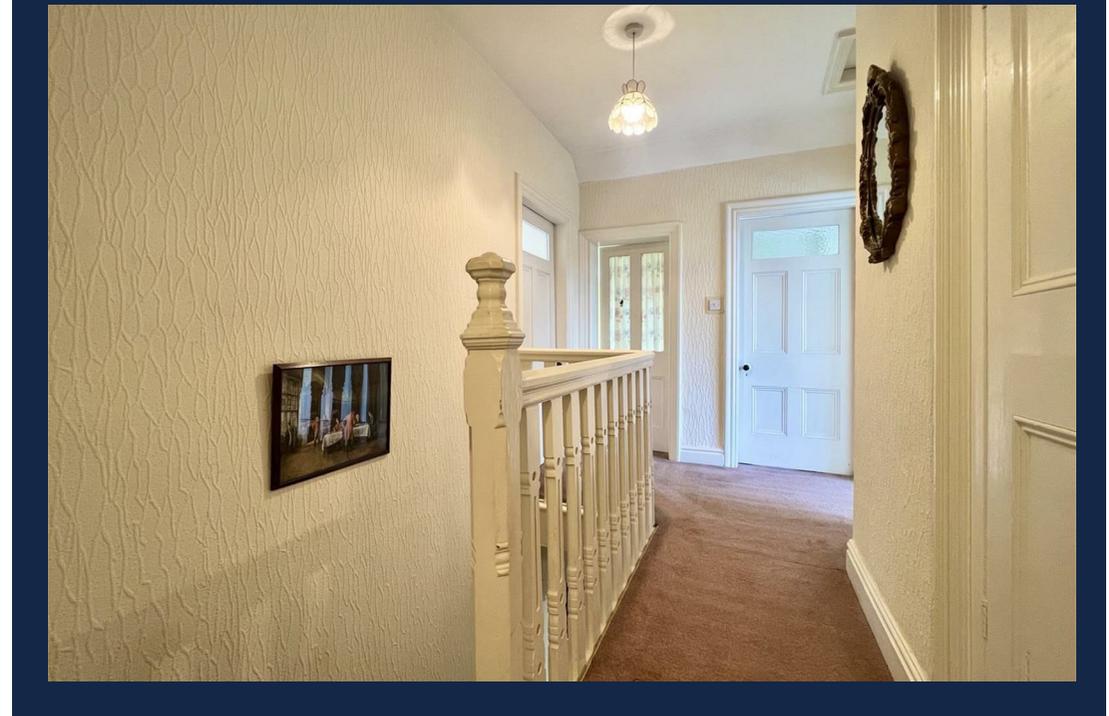
With obscured double glazing window to side, tiling to floor and w.c..

First Floor Landing

A gallery style landing with two airing cupboards, access to the loft via hatch and doors leading to:

Bedroom One 12'1" x 15'5" (not into wardrobes) (3.7 x 4.7 (not into wardrobes))

With double glazing window to rear, central heating radiator and fitted wardrobes for storage. Door leads through into ensuite.





Ensuite

With obscured double glazing window to front, central heating radiator and tiling to splashback and shower.

Bedroom Two 11'5" max 10'2" min x 12'9" max 4'11" min (3.5 max 3.1 min x 3.9 max 1.5 min)
With dual aspect double glazing to side and rear, central heating radiator and fitted storage cupboard.

Bedroom Three 12'9" max 3'11" min x 12'1" max 11'5" min (3.9 max 1.2 min x 3.7 max 3.5 min)
With double glazing window to front, central heating radiator and fitted vanity sink with storage.

Bedroom Four 9'6" max 4'3" min x 12'9" max 12'5" min (2.9 max 1.3 min x 3.9 max 3.8 min)
With double glazing window to front, central heating radiator and fitted storage cupboard.

Bedroom Five 7'6" x 11'9" (2.3 x 3.6)
Accessed via step down from landing with dual aspect double glazing window to side and rear and central heating radiator.

Bathroom

With obscured double glazing window to front, central heating radiator and tiling to half walls. Pedestal sink, w.c. and fitted bath.

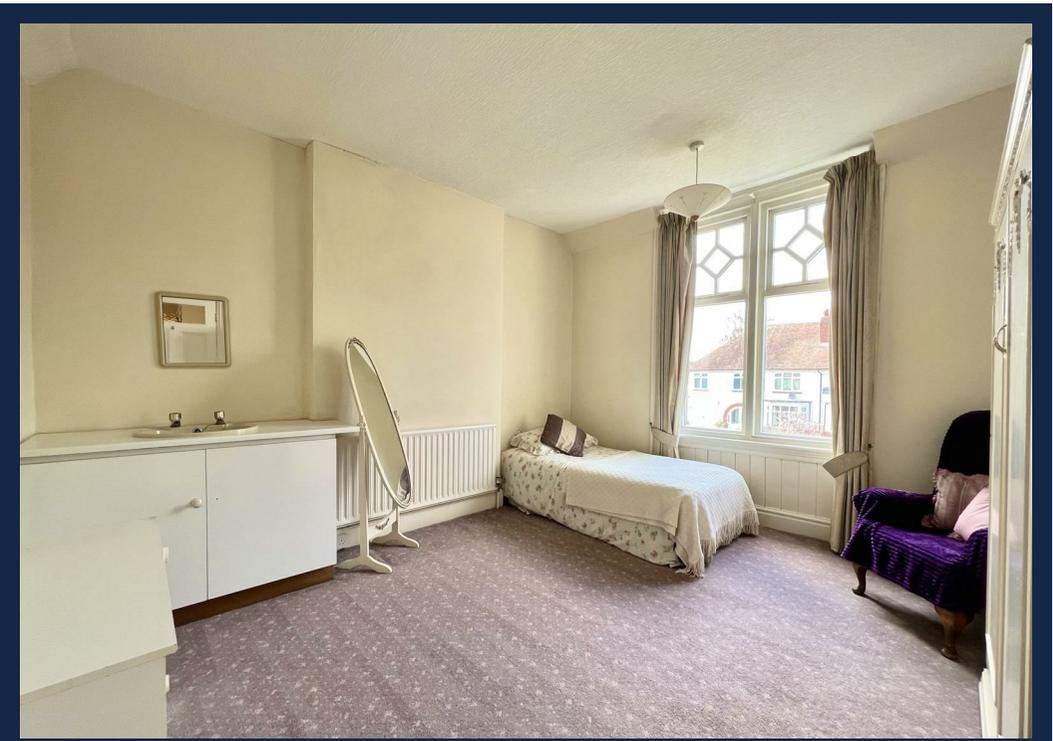
Garage 21'3" x 18'0" (6.5 x 5.5)

With obscured window to side, up and over garage door, lighting overhead and internal door through into the utility. There is a further door to the cellar.

Cellar 14'1" max x 12'9" max (4.3 max x 3.9 max)
Accessed via garage with steps down.

Garden

A versatile space with large paved patio area, steps leading down to a lawn with mature planter beds and gates either side to the front of the property. There is a further garden beyond the hedging with established vegetable patches, greenhouse, further lawn and various sheds once used as shelter for pigeons.



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Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is F.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following -

1. Satisfactory photographic identification.
2. Proof of address/residency.
3. Verification of the source of purchase funds.

In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fee's

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by

this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.







GROUND FLOOR
1316 sq.ft. (122.3 sq.m.) approx.



1ST FLOOR
1007 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA : 2323 sq.ft. (215.8 sq.m.) approx.

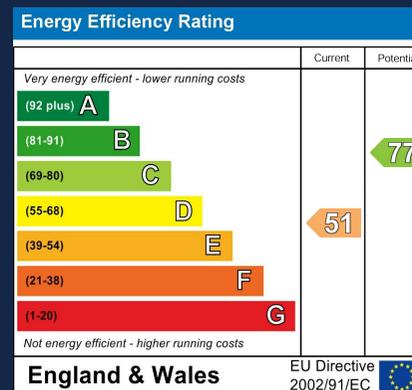
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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