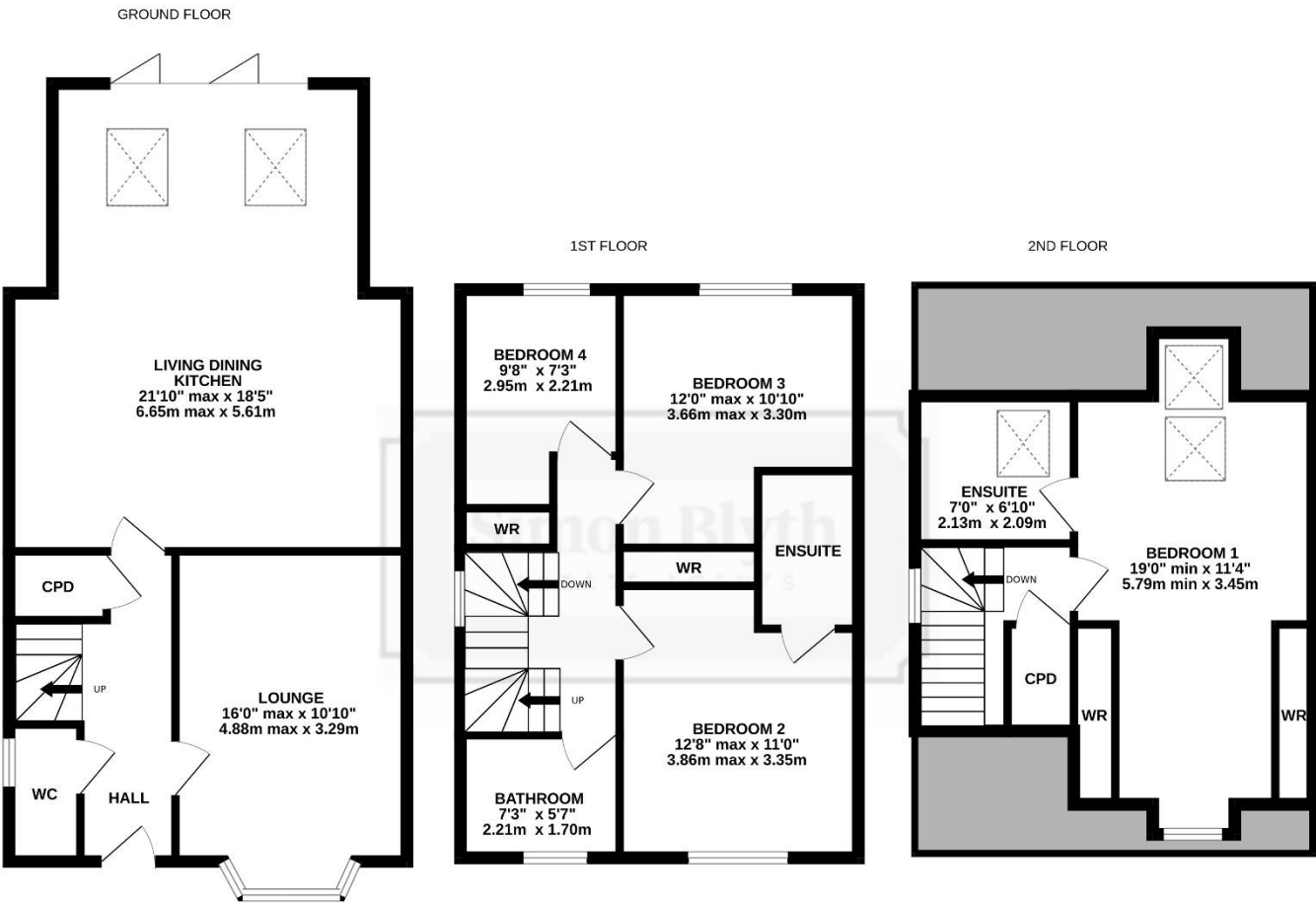




**7 TYSON GROVE, WAKEFIELD, WF2 9DY**



TYSON GROVE

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## PROPERTY DESCRIPTION

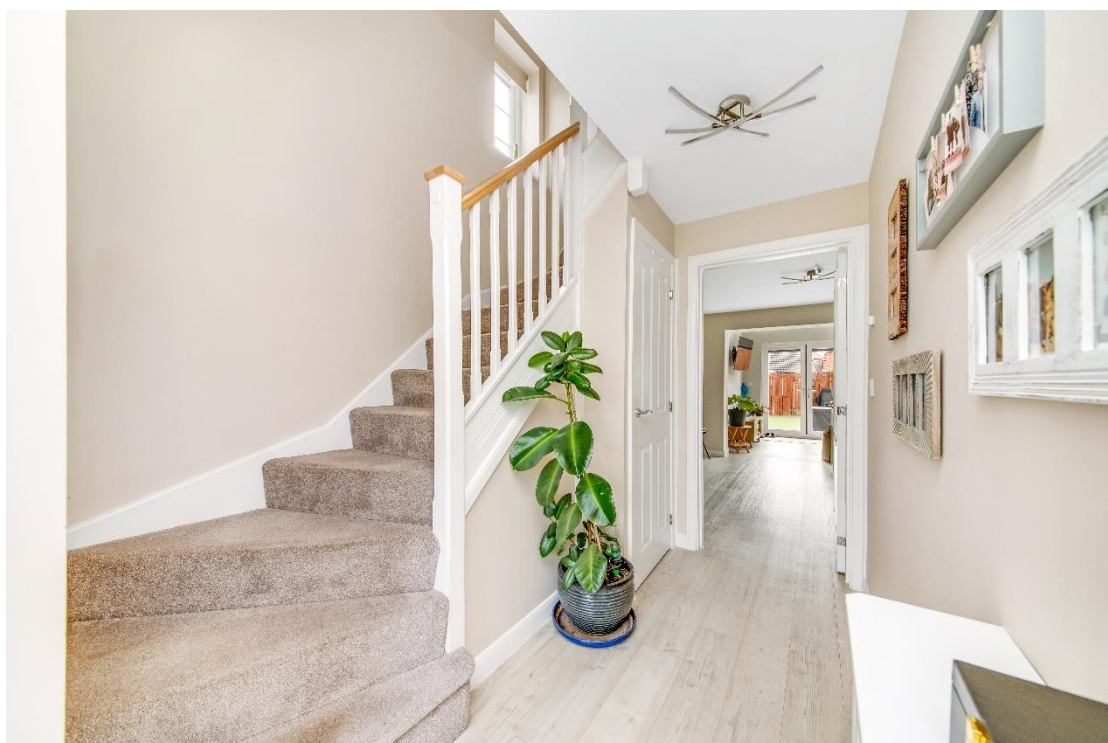
WELL POSITIONED IN THIS NOW MATURING DEVELOPMENT, THIS DETACHED FOUR BEDROOMED FAMILY HOME IS BEAUTIFULLY APPOINTED WITH MANY ADDITIONAL FEATURES INCLUDING A LOVELY WORTHWHILE EXTENSION TO THE REAR WITH BI-FOLDING DOORS CREATING A VERY LARGE DINING LIVING KITCHEN WHICH HAS DIRECT ACCESS OUT TO THE ENCLOSED REAR GARDENS. WITH A GOOD SIZED DRIVEWAY AND GARAGE WHICH HAS BEEN PARTIALLY CONVERTED TO A HOME OFFICE/DEN WITH GLAZED DOORS OUT TO THE GARDENS, THE HOME IS TASTEFULLY PRESENTED THROUGHOUT AND BRIEFLY COMPRISES OF ENTRANCE HALL, DOWNSTAIRS W.C., CLOAK ROOM, LOUNGE WITH BAY WINDOW, FABULOUS DINING LIVING KITCHEN, FOUR BEDROOMS, THREE OF WHICH ARE DOUBLES AND TWO OF WHICH ARE SERVED BY EN-SUITES. BEDROOM ONE IS A SPECTACULAR THROUGH ROOM ON THE TOP FLOOR LEVEL, BOTH STYLISH AND EXTREMELY WELL PRESENTED. THE HOME HAS A HOUSE BATHROOM, DRIVEWAY, GARAGE AND IS WELL PLACED FOR LOCAL FACILITIES AND IS SUPERBLY PLACED FOR ACCESS TO THE M1 MOTORWAY AND ALL OF THE FACILITIES WITHIN THE CITY INCLUDING, OF COURSE, THE TRAIN STATION.

**Offers Around £410,000**

## GROUND FLOOR

### ENTRANCE PORCH

High quality entrance door with sophisticated door furniture gives access through to the good sized entrance hallway. This has a particularly high ceiling height, two ceiling light points, it features the spindle staircase and there is a very useful understairs store cupboard/cloaks cupboard. A doorway gives access to the downstairs W.C.



### DOWNSTAIRS W.C.

This has continuation of the attractive flooring as is to be found in the hallway. The W.C. has an obscure glazed window, good sized mirrored cabinet, pedestal wash hand basin, low level W.C., appropriate tiling and high-quality décor.



## LOUNGE

Measurements – 16'0" max x 10'10" (4.88m max x 3.29m)

From the entrance hall, a doorway leads through to the lounge. A lovely room with a bay window to the front giving a good amount of natural light. This well-presented room has two ceiling light points and is of a good size.



## LIVING DINING KITCHEN

*Measurements – 21'10" max x 18'5" (6.65m max x 5.61m)*

A doorway leads through to the dining, living and kitchen. This, once again, has continuation of the fabulous flooring from the hallway all the way through to the bi-folding doors out to the rear garden. This bank of four bi-folding doors are complemented by two large Velux windows above. This large room enjoys a huge amount of natural light and has a superb view out over the property's enclosed rear gardens. The room has inset spotlighting to the ceiling, two chandelier points and a range of high-quality units at both the high and low level. There is a large amount of work surfaces and an island unit with breakfast bar seating. There is a double bowl stainless steel sink unit with stylish mixer tap over and drainer to one side, 6 ring gas hob with stainless steel splash back and matching broad stainless steel extractor fan above, stainless steel and glazed fronted double oven, plumbing for an automatic washing machine and plumbing for a dishwasher. The room also has provisions for a wall mounted TV. The glazed doors give direct access out to the garage which is currently being utilised as a home office/den.



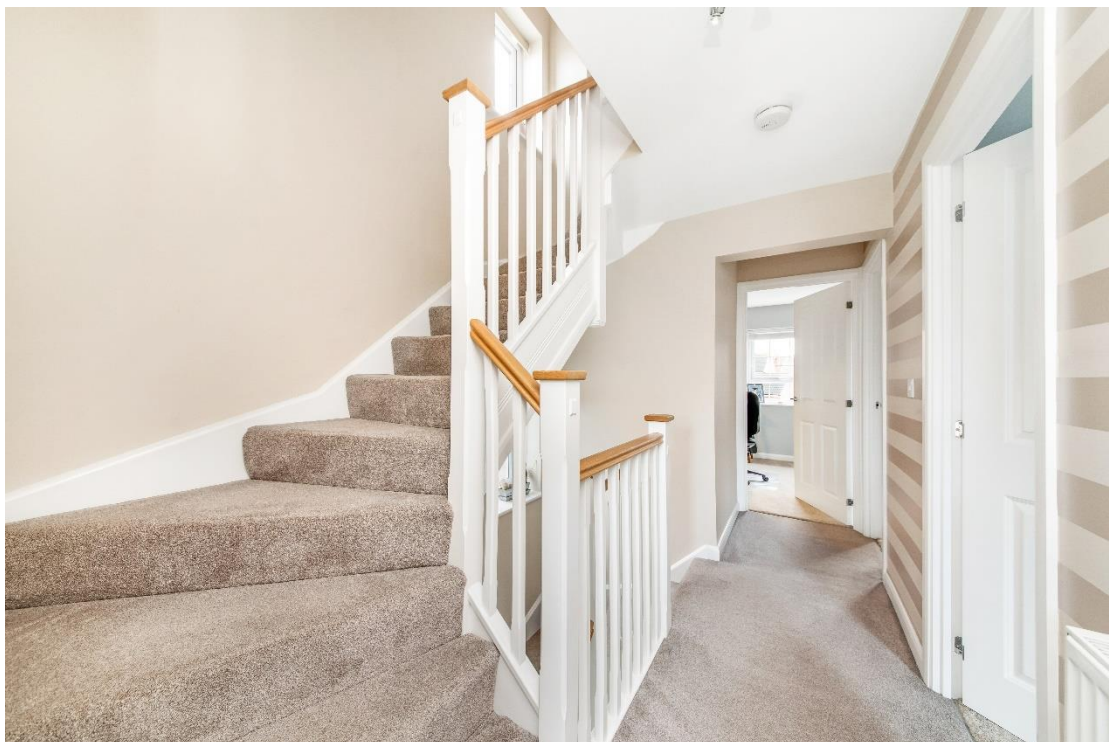




## FIRST FLOOR

### FIRST FLOOR LANDING

The accommodation continues rising up to the first-floor landing. This has a window to the side, spindle balustrading and the staircase continues up to the top floor level.



### BEDROOM TWO

*Measurements – 12'8" max x 11'0" (3.86m max x 3.35m)*

On the first-floor access is gained to bedroom two. A large double bedroom with a lovely access to the front, a central ceiling light point, a bank of in-built wardrobes, provisions for wall mounted tv and tasteful décor.





### **BEDROOM TWO EN-SUITE**

A doorway leads through to a good size en-suite with low level W.C., pedestal wash hand basin and double sized shower with chrome fittings. There is an extractor fan and combination central heating radiator/towel rail and attractive ceramic tiling and shaver socket.



### BEDROOM THREE

Measurements – 12'0" max x 10'10" (3.66m max x 3.30m)

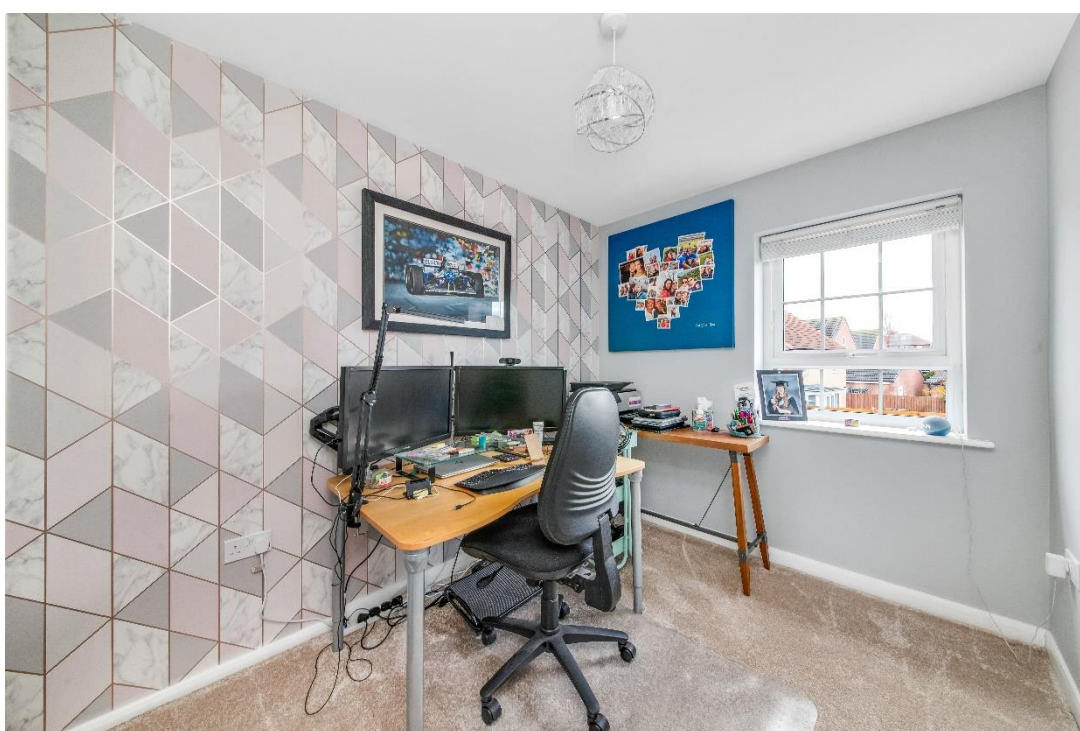
A good sized room position to the rear the home being, once again, a double room. There is a central ceiling light point, high quality décor and a lovely view out over the property's rear gardens



### BEDROOM FOUR

Measurements –  
9'8" x 7'3" (2.95m x  
2.21m)

A single room/home office with a pleasant outlook to the rear and a bank of in-built wardrobes/storage cupboards.



## HOUSE BATHROOM

*Measurements – 7'3" x 5'7" (2.21m x 1.70m)*

The property's house bathroom is well appointed and has a three-piece suite in white comprising of a low level W.C., vanity unit with inset wash hand basin, bath with mixer tap over, obscure glazed windows, tiling to the half height where appropriate, combination heated/towel rail, extractor fan and attractive flooring.



## SECOND FLOOR

### SECOND FLOOR LANDING

Staircase as mentioned rises up to the second floor landing. This, once again, has an obscure glazed window, inset spotlighting and a door to a good sized cupboard being home for the property's hot water tank via a pressurised system.

### BEDROOM ONE

*Measurements – 19'0" min x 11'4" (5.79m min x 3.45m)*

A spectacular double room, a through room with windows at both the front and rear. To the front there is a long distance pleasant view and to the rear there are two Velux windows providing a great deal of natural light. The room has feature wall decoration, two banks of in built wardrobes and ceiling light points. A doorway gives access to the en-suite.



### BEDROOM ONE EN-SUITE

*Measurements – 7'0" x 6'10" (2.13m x 2.09m)*

The en-suite is tastefully presented and has attractive flooring with tiling to the splash height and around the shower area where appropriate. There is a good sized shower cubicle with chrome fittings, extractor fan, Velux window, low level W.C. and vanity unit with wash hand basin.



## OUTSIDE

### EXTERNAL FRONT

Outside the property occupies a particularly pleasing location in this now maturing development. There is a good sized lawned area with shrubbery and paving to the front entrance door. To the side the property has a driveway and pebbled area providing ample parking to two vehicles and giving access to the property's garage.

### GARAGE/HOME OFFICE/DEN

The property's garage still has its up and over door in place and has been beautifully converted into a home office/den. This, with plastered walls, inset spotlighting to the ceiling, a good size storage cupboard and attractive décor, It has attractive flooring and twin glazed doors giving direct access out to the rear gardens and providing the room with a good amount of natural light. This space can be utilised for a variety of purposes and indeed could be turned back to a garage if required. One consideration could be reducing the amount of home office/den space and still having storage space behind the garage door if required.



### EXTERNAL REAR

The rear gardens are superbly enclosed by a combination of brick walling and timber fencing. The landscaping has created a good sized garden area with delightful stone flagged surrounds and a stoned flagged terrace/sitting out area which enjoys a good afternoon and evening sunny position. There is external lighting, the astroturf provides a large amount of play space and is relatively low maintenance. Down the other side of the home the property has a good amount of storage area and is, in fact, home for a very long and useful combination of garden sheds.







7 Tyson Grove, Wakefield, WF2 9DY

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## PROPERTY VIEWING NOTES:

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## PROPERTY VIEWING NOTES:

## **ADDITIONAL INFORMATION**

It should be noted the property has UPVC double glazing, gas fired central heating and external lighting. Carpets, curtains and certain other extras may be available by separate negotiation.

EPC rating - B

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – E

## **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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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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.

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 24/11/2025

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