

11 Rosefield Avenue,  
Woolley Grange S75 5FG

OFFERS AROUND  
£270,000



MODERN DETACHED HOUSE WITH KERB APPEAL AND AN OPEN ASPECT TO THE FRONT. THE PROPERTY BENEFITS FROM TWO RECEPTION ROOMS IN ADDITION TO THE FABULOUS CONSERVATORY. THERE IS A MODERN KITCHEN AND BATHROOM, THREE GOOD SIZE BEDROOMS WITH AN EN SUITE TO THE MAIN ONE, GROUND FLOOR CLOAKS, PORCH, INNER LOBBY AND INTEGRAL GARAGE. THERE IS DRIVEWAY PARKING PLUS GARDEN AREAS TO THE FRONT AND REAR

LEASEHOLD / COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY  
PROPERTIES

**PORCH 4'5" x 3'8"**



You enter the property through a composite front door into the welcoming porch with space to remove coats and shoes. There is carpet flooring, a wall mounted radiator and pendant lighting. Internal doors lead to the ground floor WC and lounge.

### **GROUND FLOOR WC 4'8" x 3'8"**



Convenient ground floor WC, situated off the porch and having a two piece suite in white consisting of a pedestal wash basin with mixer tap and twin flush low level WC. Natural light is brought in via the double glazed window with obscure glass, there is a wall mounted radiator and tiling on the walls to splash areas. There is a tiled floor, ceiling light and an internal door leads to the porch.

### **LOUNGE 15'0" x 11'1"**



Generous sized living room, situated at the front of the property with the double glazed window to the front drawing in lots of natural light. There is carpet flooring, two wall mounted radiators and pendant ceiling lighting. An internal door leads to the dining room.

**DINING ROOM 13'2" plus stairs x 8'5"**



Superb second reception room and linking beautifully the living room, kitchen and conservatory. This hub of the house has laminate flooring, a wall mounted radiator and pendant ceiling lighting. French doors lead to the conservatory, and opening leads to the kitchen and internal doors lead to the lounge and inner lobby.



## KITCHEN 10'7" x 7'6"



Modern fitted kitchen, finished in a white gloss and consisting of a range of wall and base units, complimentary worktops with matching splashbacks and one and a half bowl stainless steel sink with mixer tap. Integral appliances include an electric oven, five ring gas hob with stainless steel extractor hood over, fridge freezer, washing machine and dishwasher. Natural light is brought in via the double glazed window to the rear which outlooks towards the garden, there is a tiled flooring, inset ceiling spotlights, kick panel heating and a glazed door leading to the garden. An open doorway leads to the dining room.

## CONSERVATORY 12'3" x 9'10"



One of the highlights of this home, this well proportioned conservatory has multi function use and features a tinted glass roof with remote controlled blinds, which, in conjunction with the wall mounted radiator, makes this space usable all year round. There is laminate flooring, power sockets and French doors lead to the garden.

## LANDING



Stairs ascend from the dining room to this light and airy landing having carpet flooring, loft access and internal doors to the bathroom and all bedrooms.

## BEDROOM ONE 12'11" max to rear of robes x 9'10"



Main bedroom, situated at the rear of the property and having a double glazed window which brings in natural light and overlooks the garden. There is good storage via the fitted triple wardrobe plus space for freestanding bedroom furniture. Carpet flooring runs underfoot, there is a wall mounted radiator and pendant ceiling lighting. Internal doors lead to the landing and en suite.

### **EN SUITE 9'8" max into shower x 2'10"**



A significant benefit to this home is this en suite which has a three piece suite in white consisting of a tiled shower enclosure with thermostatic shower, pedestal wash basin with mixer tap and twin flush low level WC. There is tiling on the walls to dado height, inset ceiling spotlights, white ladder towel radiator, extractor fan and shaver socket. A double glazed window with obscure glass brings in natural light and an internal door leads to the bedroom.

### **BEDROOM TWO 10'1" x 9'8"**



Second double bedroom, this time at the front with the double glazed window giving far reaching views. There is plenty of space for freestanding bedroom furniture, carpet flooring runs underfoot, there is a wall mounted radiator and pendant ceiling lighting. An internal door leads to the landing.

### **BEDROOM THREE 10'0" x 7'1"**



Third well proportioned bedroom, again at the front with the double glazed window giving far reaching views. There is plenty of space for freestanding bedroom furniture, carpet flooring runs underfoot, there is a wall mounted radiator and pendant ceiling lighting. An internal door leads to the landing.

### **BATHROOM 9'0" x 6'9"**



Family bathroom and having a three piece suite in white matching the en suite and consisting of a panel bath with mixer tap, shower attachment and glass shower screen, pedestal wash basin with mixer tap and twin flush low level WC. There is tiling on the walls to dado height, tiled flooring, ceiling lighting, white ladder towel radiator, extractor fan and useful cupboard that also houses the water tank with storage above. A double glazed window with obscure glass brings in natural light and an internal door leads to the landing.

### **INNER LOBBY 8'6" limited headroom x 2'7"**

Useful storage area and separating the garage and dining room. There is space for coats and shoes, laminate flooring and inset ceiling spotlights. Internal doors lead to the dining room and garage.

### **GARAGE 16'11" x 8'5"**

Good size integral garage having an up and over door, power sockets and light. An internal door leads to the inner lobby.

## GARDENS



To the front there is a lawn area with path leading to the front door and a tarmac driveway to the side of this leading to the garage. There is secure gated access to the rear garden which has a patio area, lawn and is enclosed by timber fence.



**~ Material Information ~**

LEASEHOLD: 977 years remaining, £100 p.a ground rent and a management fee (to be confirmed)

**ADDITIONAL COSTS:**

There are no additional costs associated with the property, shared areas or development.

**COUNCIL AND COUNCIL TAX BAND:**

Wakefield Band D

**PROPERTY CONSTRUCTION:**

Standard

**PARKING:**

Driveway and garage

**RIGHTS AND RESTRICTIONS:**

**DISPUTES:**

There have not been any neighbour disputes.

**BUILDING SAFETY:**

There have not been any structural alterations to the property during the current vendor's ownership.

There are no known structural defects to the property.

**PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:**

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

\*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 up to 1000 mbps

**ENVIRONMENT:**

There has not been any flooding, 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 ~**

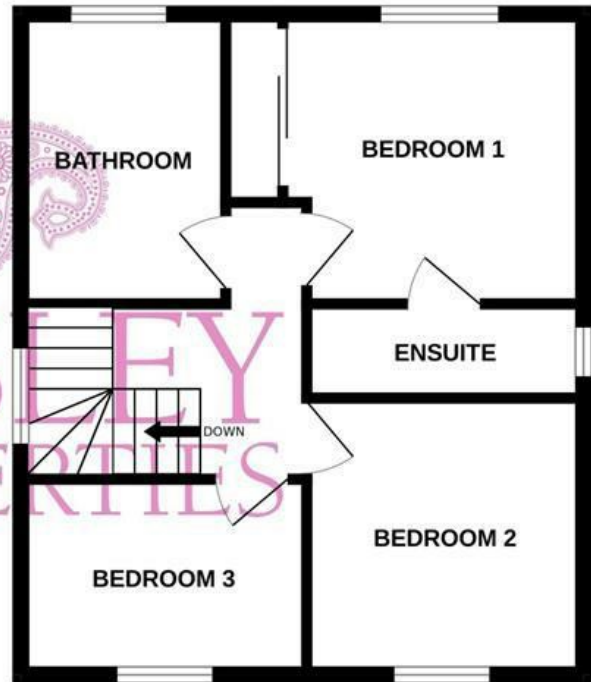
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. \*

GROUND FLOOR

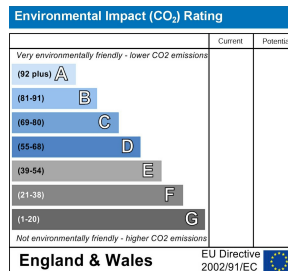
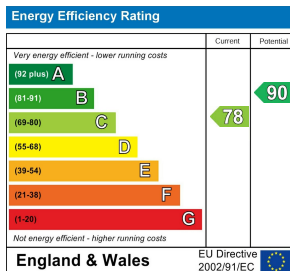


1ST FLOOR



PAISLEY PROPERTIES

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.  
Made with Metropix ©2026



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Mapplewell Office:  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

