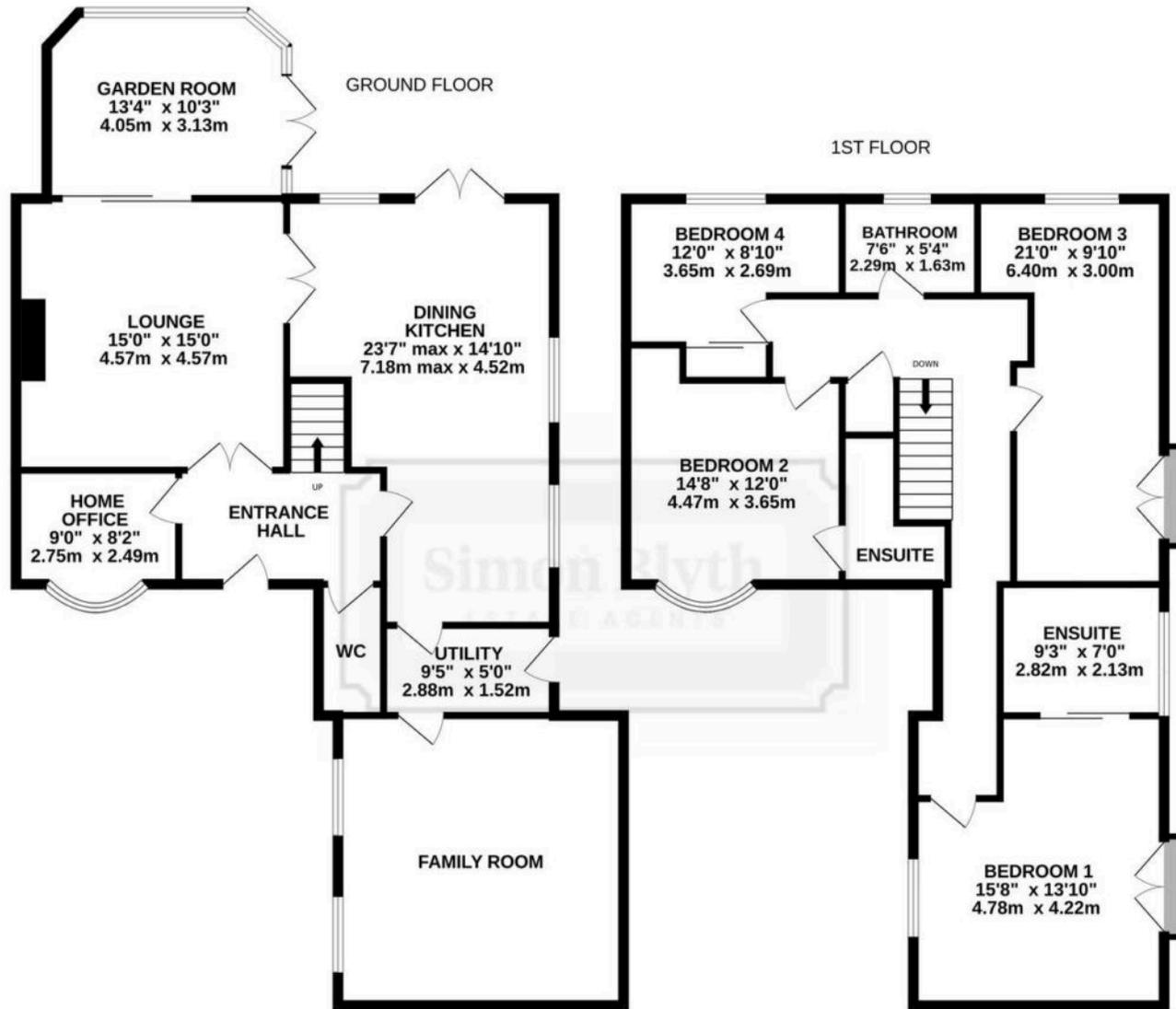




**Moorfield Court, Grange Moor**  
Wakefield, WF4 4UL

Guide Price **£400,000**



MOORFIELD COURT

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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## 9 Moorfield Court

Grange Moor, Wakefield, WF4 4UL

***\*\* This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited \*\****

A PARTICULARLY SPACIOUS, DETACHED, FAMILY HOME, OCCUPYING AN ENVIABLE POSITION IN THE POPULAR VILLAGE OF GRANGE MOOR. WITH PLEASANT VIEW ONTO THE GREEN AT THE FRONT AND WITH FABULOUS OUTLOOK ONTO NEARBY FIELDS, AND NESTLED IN A QUIET, CUL-DE-SAC SETTING. THE PROPERTY IS OFFERED WITH **NO ONWARD CHAIN** AND IS LOCATED IN CATCHMENT FOR WELL REGARDED SCHOOLING AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises entrance hall, downstairs WC, lounge, open-plan dining kitchen, utility room, family room, conservatory and home office to the ground floor. To the first floor, there are currently four spacious double bedrooms, two with en-suite facilities and the house bathroom. Bedroom three was historically two bedrooms which can be reinstated by the prospective purchaser if required. Externally to the front is a substantial driveway providing off-street parking for multiple vehicles, and to the rear of the property is a long garden with flagged patio and additional private garden to the side with space and provisions for a hot tub.

Tenure Freehold.

Council Tax Band E.

EPC Rating C.





## GROUND FLOOR

### ENTRANCE HALL

10' 6" x 5' 6" (3.20m x 1.68m)

Enter into the property through a double-glazed, composite front door with obscure glazed inserts. The entrance hall features decorative coving to the ceiling, a central ceiling light point, attractive marbled tile flooring, and a staircase with wooden banister, traditional balustrade, central carpet runner, stair rods and LED footwell lighting rising to the first floor. Doors provide access to the downstairs WC, home office, lounge, and open-plan dining kitchen.

### DOWNSTAIRS WC

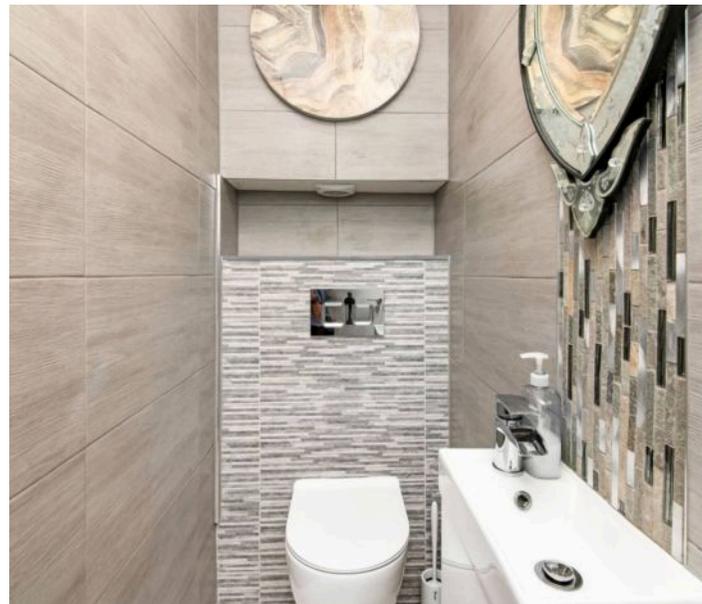
2' 9" x 7' 2" (0.84m x 2.18m)

The downstairs WC features a continuation of the attractive tiled flooring from the entrance hall, as well as a modern two-piece suite comprising a wall-hung, low-level WC with concealed cistern and push-button flush and a wash hand basin with cascading waterfall mixer tap and vanity cupboard beneath. There is attractive, contrasting tiling to the walls, an extractor fan, and a ceiling light point.

### HOME OFFICE

9' 0" x 8' 2" (2.74m x 2.49m)

The home office can be utilised in a variety of ways, with provisions in situ for use as a utility room, including a vent for a tumble dryer, a cold water feed and a waste point. There is an existing utility room within the property, so this space would make a fabulous home office, boasting a double-glazed bay window with leaded detailing to the front elevation, a ceiling light point, decorative coving, and a radiator.





### **LOUNGE**

15' 0" x 15' 0" (4.57m x 4.57m)

The lounge features a continuation of the attractive marbled tile flooring, as well as decorative coving to the ceiling, a central ceiling light point, inset spotlighting, two wall light points, a radiator, and the focal point of the room is the living flame effect gas fireplace with attractive inset, hearth and mantel surround. Double-glazed sliding patio doors lead into the conservatory, and twin timber and glazed doors lead into the open-plan dining kitchen.

### **GARDEN ROOM**

13' 4" x 10' 3" (4.06m x 3.12m)

The garden room enjoys a great deal of natural light which cascades through dual-aspect windows with integrated blinds to the rear and side elevations. There is a vaulted ceiling with ceiling light, two wall light points, a wall-mounted electric heater, and double-glazed French doors to the side elevation providing access to the rear garden.



### **OPEN-PLAN DINING KITCHEN**

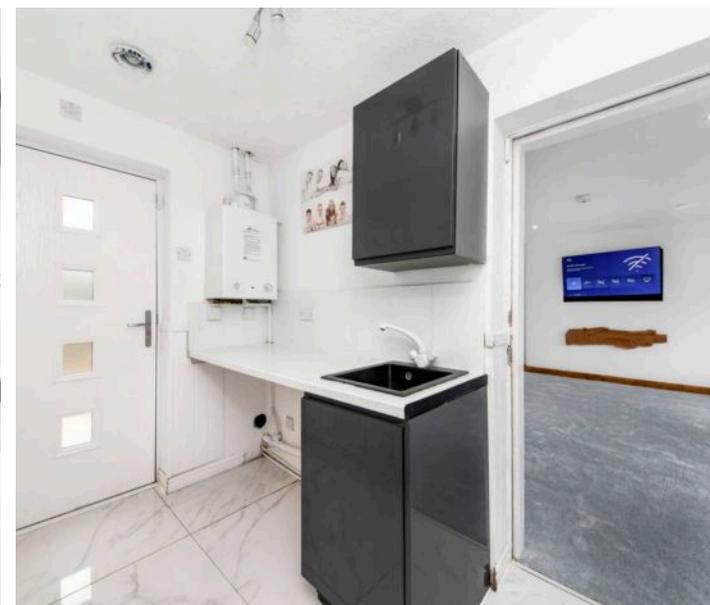
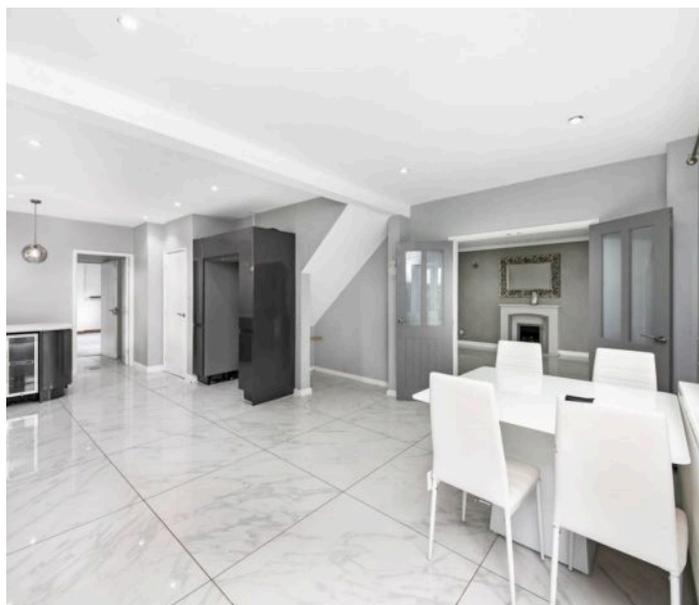
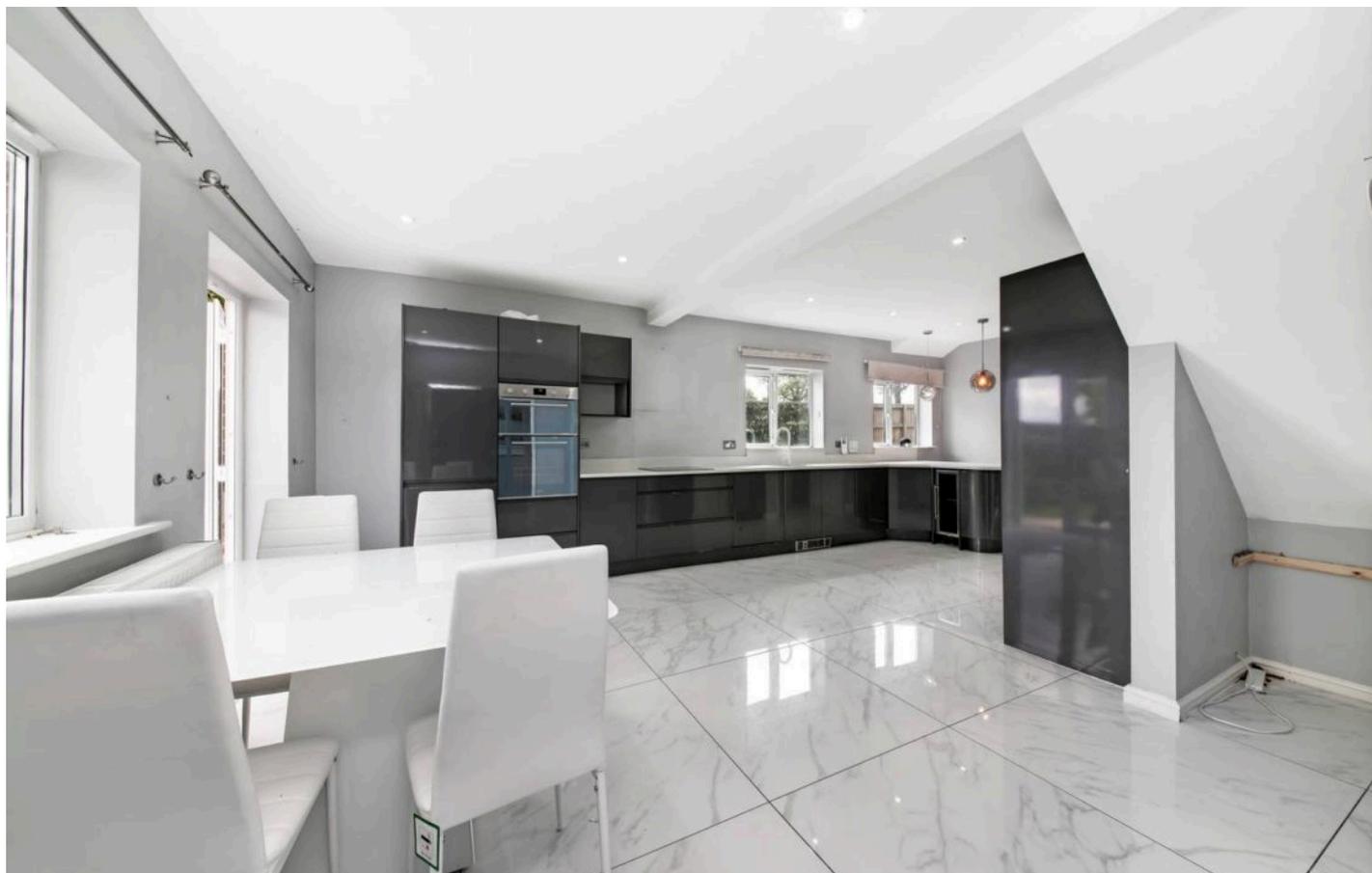
23' 7" x 14' 10" (7.19m x 4.52m)

The open-plan dining kitchen enjoys a great deal of natural light which cascades through dual-aspect banks of windows to the side and rear elevations. There is a continuation of the attractive marbled tile flooring, inset spotlighting to the ceiling and a radiator. The kitchen features a wide range of fitted wall and base units with high gloss, handleless cupboard fronts and complementary quartz/granite work surfaces over, which incorporate a one-and-a-half-bowl inset stainless steel sink and bevelled drainer with pull-out hose mixer tap. There are built-in appliances, including a four-ring ceramic NEFF hob, a Smeg double oven, a Smeg dishwasher, a wine cooler, and space and provisions for an American-style fridge freezer. A breakfast peninsula with two pendant light points above and cupboards beneath provides space for informal dining. A door leads into the utility room and French doors lead out to the rear patio.

### **UTILITY ROOM**

9' 5" x 5' 0" (2.87m x 1.52m)

The utility room features a continuation of the marbled tile flooring, a double-glazed external composite door with obscure glazed inserts to the side elevation, fitted wall and base units with rolled-edge work surfaces and which incorporate a single-bowl composite sink unit with mixer tap above. There is tiling to the splash areas, a ceiling light point, an extractor fan point, a loft hatch providing access to a useful storage area, plumbing and provisions for an automatic washing machine and tumble dryer, and a door leading into the sitting room. The utility room also houses the wall-mounted condensing boiler.





### **SITTING ROOM**

15' 10" x 16' 0" (4.83m x 4.88m)

The sitting room is a generously proportioned, light and airy reception room with two bank of double-glazed windows to the side elevation, offering views out onto the courtyard. This room could be utilised in a variety of ways, including as a ground floor double bedroom, a family room, a games room or a hobby room. There is inset spotlighting to the ceiling.

## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. Doors provide access to four well-proportioned double bedrooms and the house bathroom and enclose a useful airing cupboard. There is a ceiling light point, inset spotlighting, a radiator, a loft hatch with dropdown ladder providing access to a useful attic space, and a fitted storage cupboard over the bulkhead for stairs.

### BEDROOM ONE

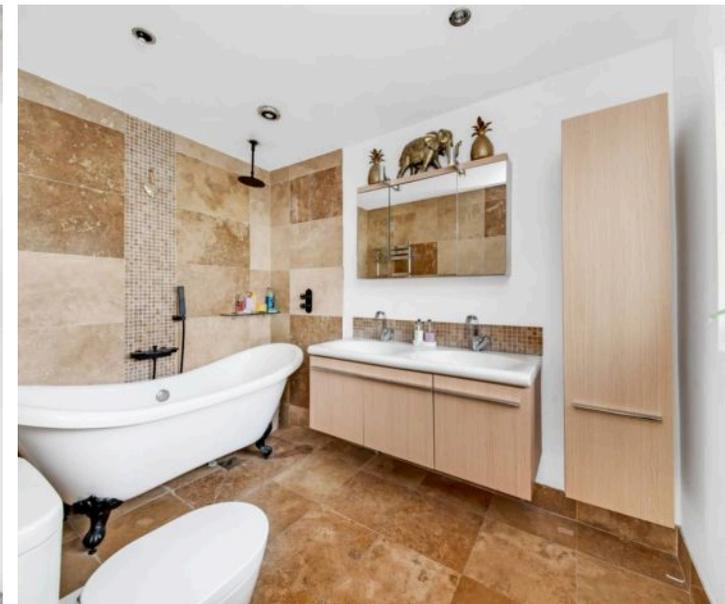
13' 10" x 15' 8" (4.22m x 4.78m)

Bedroom one is a generously proportioned, light and airy, dual-aspect double bedroom with ample space for freestanding furniture. There is a double-glazed bayed window to the side elevation and a Juliet balcony with cast-iron balustrade to the rear elevation. The room benefits from inset spotlighting, two vertical column radiators, a bank of fitted wardrobes with sliding mirrored doors, hanging rails and shelving in situ, and en-suite bathroom facilities.

### BEDROOM ONE EN-SUITE BATHROOM

9' 3" x 7' 0" (2.82m x 2.13m)

The en-suite, wet-room-style bathroom features a modern, white, four-piece suite comprising a freestanding, claw foot, roll top, double-ended bath with cascading waterfall mixer tap and showerhead attachment, a low-level WC with push-button flush, and twin wash hand basins with vanity drawers beneath and chrome mixer taps over. There is attractive tiled flooring, travertine tiling to the walls, travertine tiling to the skirting, inset spotlighting to the ceiling, a chrome ladder-style radiator, a ceiling mounted thermostatic shower point, an inset spotlight with extractor vent, a wall-mounted vanity unit with overhead lighting, and a bank of double-glazed windows with obscure glass to the side elevation.





### **BEDROOM TWO**

14' 8" x 12' 0" (4.47m x 3.66m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a double-glazed bay window to the front elevation with fantastic views across the green, inset spotlighting to the ceiling, a radiator, and an oak door providing access to the en-suite shower room.

### **BEDROOM TWO EN-SUITE SHOWER ROOM**

6' 8" x 4' 8" (2.03m x 1.42m)

The en-suite shower room features a modern, white, three-piece suite comprising a fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment, a low-level WC with push-button flush, and a wall-hung wash hand basin with vanity cupboards beneath and mixer tap over. There is attractive tiling to the walls and splash areas, a ceiling light point, an extractor fan, a ladder-style radiator, and a double-glazed window with obscure glass and tiled sill to the front elevation.

### **BEDROOM THREE**

21' 0" x 9' 10" (6.40m x 3.00m)

Bedroom three has historically been two separate bedrooms with lighting, windows and radiators still in situ, but is currently utilised as a fabulously proportioned, dual-aspect double bedroom with two ceiling light points, a radiator, and an additional vertical column radiator. The room benefits from a Juliet balcony with cast-iron balustrade to the side elevation, offering pleasant views of open fields and countryside, and a bank of windows to the rear elevation with far-reaching views over rooftops.



#### **BEDROOM FOUR**

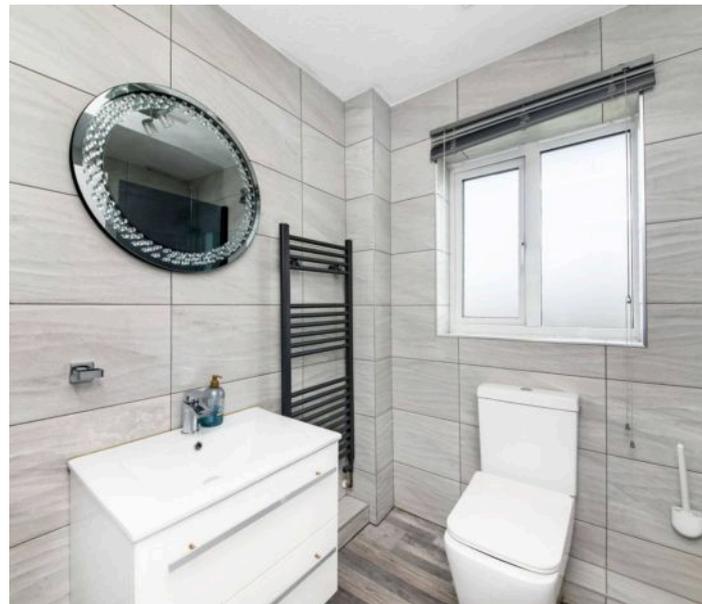
12' 0" x 8' 10" (3.66m x 2.69m)

Bedroom four can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation which take full advantage of fabulous, far-reaching views over tops. There is a radiator and provisions for a ceiling light point.

#### **HOUSE BATHROOM**

7' 6" x 5' 4" (2.29m x 1.63m)

The house bathroom features a modern, white, three-piece suite comprising an inset double-ended bath with thermostatic shower over, a separate handheld attachment and tiled inset, a low-level WC with push-button flush, and a broad wall-hung wash hand basin with chrome monobloc mixer tap and vanity cupboards beneath. There is laminate flooring, tiling to the walls, a ladder-style radiator, a ceiling light point, an extractor fan, and a double-glazed bank of windows with obscure glass to the rear elevation.





## EXTERNAL

### FRONT GARDEN

Externally to the front, the property occupies a particularly pleasant position, situated on a corner plot with a fabulous tarmac driveway providing off-street parking for multiple vehicles and ample space for turning. There are attractive cast-iron railings, inset spotlighting to the soffits, external lighting, an EV point, and a gate down the side of the property which leads to the rear garden.

### REAR GARDEN

Externally to the rear, the property features an Indian stone flagged patio which is particularly private and benefits from attractive dry stone wall and fence boundaries. There is space and provisions for a hot tub, an external thermostatic shower, and a raised decked area with chrome balustrade ideal for al fresco dining and enjoying the afternoon and evening sun. The decking area provides a fabulous, open-aspect view over Ben Booth Lane of open fields and countryside. There are various external lights, external spotlights to the soffits, an external tap, and external plug points. The side external is particularly low maintenance with a fabulous artificial lawn, beautiful dry stone wall and planted borders, and an additional Kandla Indian stone flagged patio which catches the evening. There are various external lights, security lights, and ample plug sockets. Down the other side of the property is a lean-to garden store which is enclosed with a gate.







## **ADDITIONAL INFORMATION**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the 'Reservation Period'). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

## **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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **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.**

## **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. Your home may be repossessed if you do not keep up repayments on your mortgage.

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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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