



IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

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



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

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01977 798 844



1D Moor Grove, Stanley, WF3 4EN

For Sale Freehold £395,000

A four bedroom detached family bungalow presenting spacious accommodation in this popular residential area with the added benefit of a 0.3 acre paddock to the rear.

Offering well presented accommodation throughout, this large family home has a formal entrance hall to the side, whilst the main living room is situated to the rear with a lovely dual aspect and French doors out to the back garden. There is a separate dining room in addition which leads through into the adjoining kitchen, both of which overlook the back garden. There are a total of four well proportioned bedrooms which are served by a bathroom fitted with an attractive four piece suite, as well as having a separate toilet. Outside, the property is approached via a long driveway that provides off street parking and leads up to a detached oversized single garage. There is an additional gravelled parking area to the front of the bungalow, as well as a sheltered side garden. The principal gardens however lay to the rear with a lovely southerly aspect with a block paved sitting area, ornamental pond, lawn and steps leading up to the paddock. The sloping paddock is suitable for a variety of uses and is currently home to a pony with a substantial field shelter and separate tack shed.

The property is situated in this popular residential area tucked away on the Northern side of Wakefield within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.

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ACCOMMODATION

RECEPTION HALL

UPVC side entrance door with side screen, ceramic tiled floor, two central heating radiators and loft access point with fold down ladder.

LIVING ROOM

17'0" x 14'5" (5.2m x 4.4m)

Curved bay window to the front and French doors out to the back garden with an additional high level window to the side. Wood effect laminate flooring, two double central heating radiators and feature fireplace with marbled surround and hearth housing a pebble effect living flame gas fire.



DINING ROOM

13'1" x 9'10" (4.0m x 3.0m)

Further set of French doors out to the back garden, a continuation of the wood effect laminate flooring and double central heating radiator. Archway through to the adjoining kitchen.



KITCHEN

11'1" x 9'10" (3.4m x 3.0m)

Panelled external door to the side and window overlooking the back garden. Fitted with a broad range of wooden fronted wall and base units with laminate work tops and splash backs incorporating stainless steel sink unit. Range style cooker with five gas hobs and wide built in oven with stainless steel splash back and matching filter hood over. Space and plumbing for a washing machine, integrated dishwasher and space for a tall fridge/freezer. Double central heating radiator and ceramic tiled floor.



BEDROOM ONE

12'1" x 11'9" (3.7m x 3.6m)

Window to the front, central heating radiator and wood effect laminate flooring.



BEDROOM TWO

12'1" x 8'10" (3.7m x 2.7m)

Window to the front, central heating radiator and laminate flooring.

BEDROOM THREE

11'5" x 8'10" (3.5m x 2.7m)

Window to the side, double central heating radiator, laminate flooring and two full height fitted wardrobes with opaque glazed doors.

BEDROOM FOUR

9'10" x 8'2" (3.0m x 2.5m)

Window to the side, central heating radiator and laminate flooring.

BATHROOM/W.C.

9'2" x 7'10" (2.8m x 2.4m)

Frosted windows to the side, fully tiled walls and floor. Fitted with a quality four piece suite comprising freestanding ball and claw foot bath, separate shower cubicle with glazed doors, wall mounted vanity wash basin and low suite w.c. with concealed cistern. Chrome ladder style heated towel rail and extractor fan.



W.C.

4'11" x 3'7" (1.5m x 1.1m)

Fitted with a contemporary style white and chrome cloakroom suite comprising vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Chrome ladder style heated towel rail and extractor fan.

OUTSIDE

To the front the property has a block paved driveway providing off street parking with a gravelled area to the front of the bungalow providing additional parking space if required. The driveway passes the side of the bungalow and leads up to the garage. To the other side of the bungalow there is a lovely sheltered sitting space with further block paving and crushed slate borders. The garage is stone faced with an up and over door to the front and window to the garden. Immediately behind the bungalow there is a broad block paved patio sitting area leading up to the sizable ornamental pond, beyond which is a lawn and well stocked beds and borders, all enjoying an enviable southerly aspect. There are two useful wooden storage sheds, beyond which steps lead up to the paddock with a substantial field shelter and further garden shed. The paddock extends to 0.3 acres and is suitable for a variety of uses.



COUNCIL TAX BAND

The council tax band for this property is E.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.