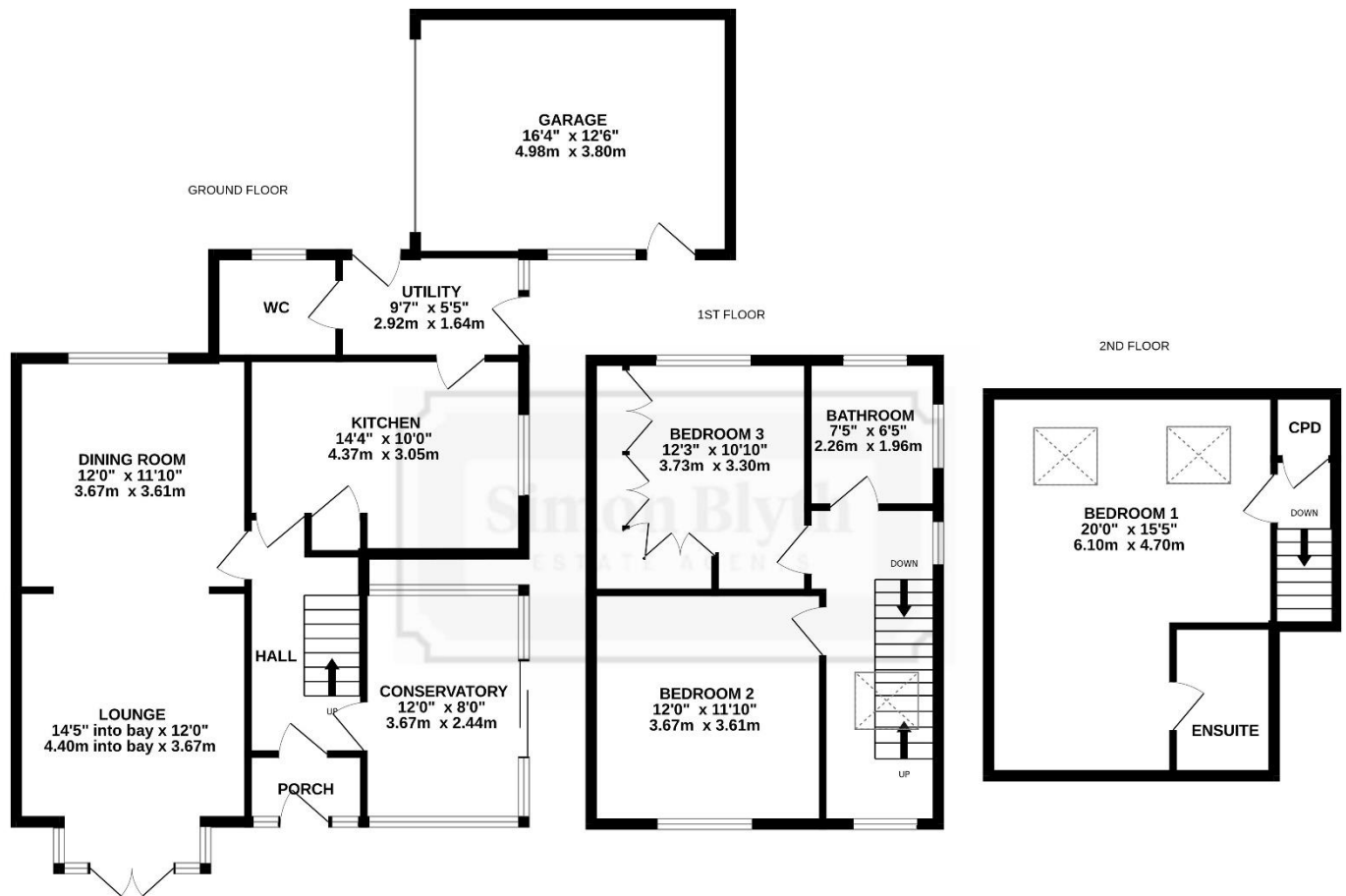




WILLOW HOUSE, 13 WILLOW LANE, WAKEFIELD, WF2 9LY



WILLOW LANE

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PROPERTY DESCRIPTION

A WELL PRESENTED, DETACHED, FAMILY HOME OFFERING SPACIOUS ACCOMMODATION ACROSS THREE FLOORS AND OCCUPYING A FABULOUS PLOT. WILLOW HOUSE IS SITUATED IN THE POPULAR RESIDENTIAL AREA OF ALVERTHORPE, BOASTING WRAP AROUND GARDENS, OPEN-PLAN LIVING/DINING ROOM, THREE DOUBLE BEDROOMS, DRIVEWAY AND GARAGE. IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of utility room, downstairs WC/cloakroom, kitchen, inner hallway, open-plan living/dining room, porch and conservatory to the ground floor. To the first floor there are two double bedrooms and the house bathroom, to the second floor is a spacious double bedroom with dressing area and ensuite bathroom. Externally there is a block paved driveway leading to an attached garage, the gardens have been landscaped with enclosed lawn, flagged patio, play-area and a sheltered patio to the side with low maintenance flower and shrub beds.

Offers Around £400,000

GROUND FLOOR

UTILITY ROOM

Measurements – 9'7" x 5'5" (2.92m x 1.64m)

Enter into the property through a double-glazed composite door from the driveway into the utility. The utility has decorative coving to the ceiling, a central ceiling light point, a radiator and a door provides access to the downstairs W.C./cloak room. The utility room features a fitted work surface with space and provisions for an automatic washing machine and tumble dryer beneath and space for a tall standing fridge and freezer unit to the side. There is a double glazed, composite door with obscure glazed inserts and an adjoining double-glazed window with obscure glass to the side elevation which provides access to the side garden with a double-glazed composite door which then proceeds to the kitchen.



DOWNSTAIRS W.C./CLOAK ROOM

The downstairs W.C. features a white two-piece suite comprising of a broad pedestal wash hand basin with tiled splashback, low level W.C. with push button flush, decorative coving to the ceiling, inset spotlighting, an extractor vent, a chrome ladder style radiator and a bank of double-glazed windows with obscure glass to the front elevation. There is also a fitted work surface with fitted shoe shelving beneath.



KITCHEN

Measurements – 14'4" x 10'0" (4.37m x 3.05m)

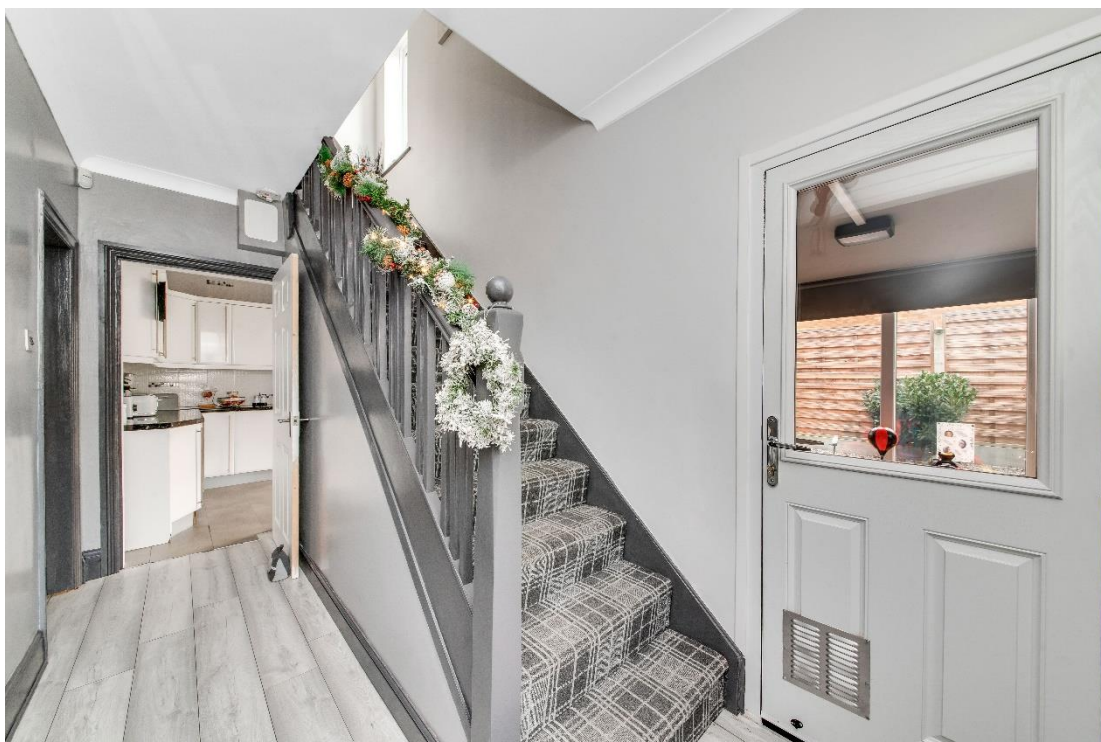
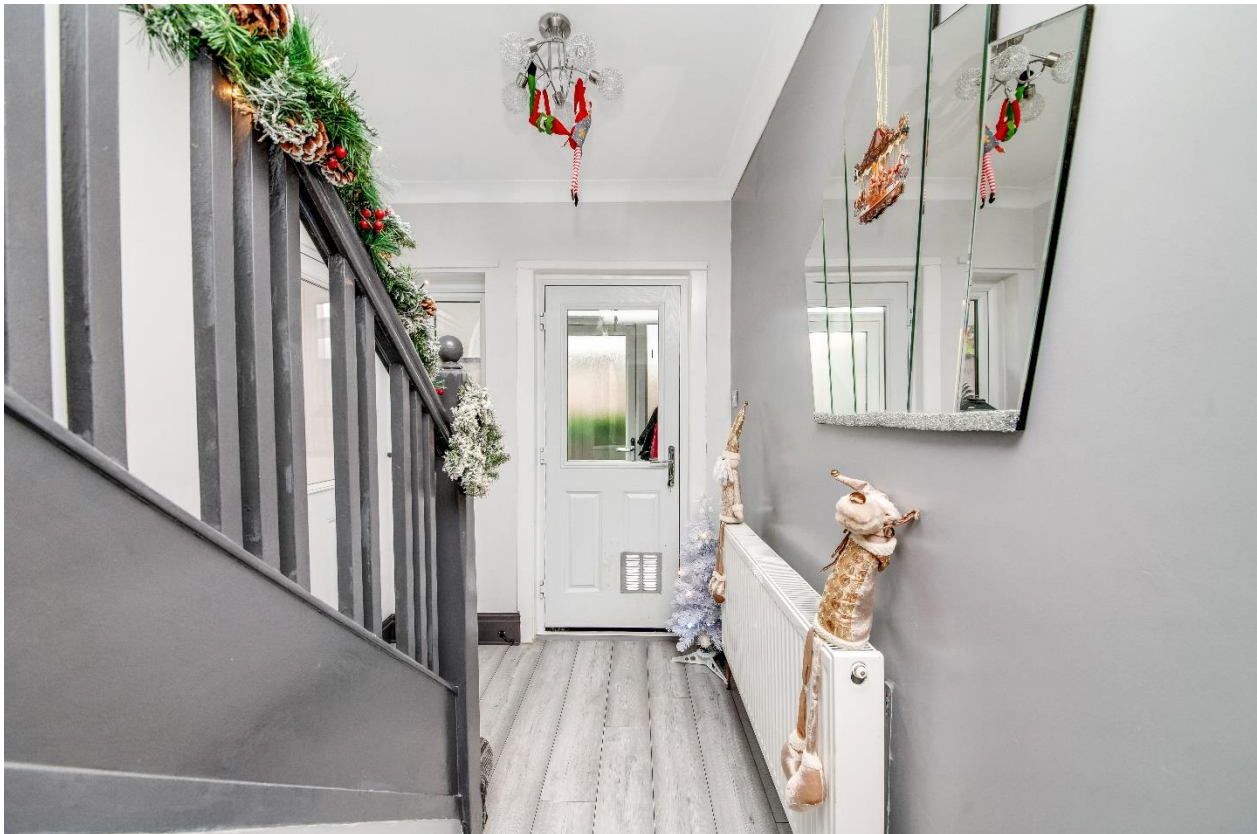
The kitchen is separated into two areas, both of which with inset spotlighting, decorative coving and vinyl tiled flooring. The kitchen features a wide range of fitted wall and base units with complimentary rolled edge work surfaces over which incorporate a single bowl composite stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built in appliances including a four-ring gas hob with canopy style cooker hood over and a built-in electric fan assisted waist level oven. There are plumbing and provisions for a dishwasher, tiling to the splash areas, a vertical column chrome radiator and doors provide access to the useful under stairs cupboard and a multi panelled door provides access to the inner hallway. Additionally, there is inset corner lighting and a bank of double-glazed windows to the side elevation.





INNER HALLWAY

The inner hallway features attractive flooring, decorative coving to the ceiling, a ceiling light point and radiator. A staircase rises to the first floor with wooden banister and spindle balustrade, a multipaneled door provides access to the open plan living dining area. There are composite doors to the side and rear elevations, providing access to the porch and conservatory/sunroom. Additionally, there is a double-glazed window to the rear elevation providing borrowed light to and from the entrance porch.



REAR PORCH

The rear porch features a fabulous, arched, glazed window with central, double glazed PVC doors to the rear elevation. There is a wood panelled ceiling with ceiling light point and tiled flooring.

CONSERVATORY/SUN ROOM

Measurements – 12'0" x 8'0" (3.67m x 2.44m)

The conservatory/sun room enjoys a great deal of natural light with triple aspect banks of windows to the front, rear and side elevations. There is lighting and power in situ, a wall mounted electric heater and double-glazed sliding patio doors providing access to the side garden which seamlessly proceeds to the rear garden.



OPEN PLAN DINING LIVING ROOM

Measurements –

DINING AREA – 12'0" x 11'10" (3.67m x 3.61m)

LOUNGE – 14'5" into bay x 12'0" (4.40m into bay x 3.67m)

DINING AREA

The high-quality flooring continues from the inner hallway to the dining room which features decorative coving to the ceiling, ceiling light points, a radiator and a bank of double-glazed windows to the front elevation.



LOUNGE

A fabulous arched doorway then seamlessly blends into the living area, which again has decorative coving to the ceilings, a central ceiling light point, two wall light points and a radiator. The focal point of the living room is the living flame effect gas fireplace with a marble inset and hearth and decorative mantle surround. There is a double-glazed bay window with central French doors with integrated blinds that leads out to the gardens and also enjoys a pleasant open view.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the inner hallway, you reach the first-floor landing which features a double-glazed window to the side elevation. There is decorative coving to the ceiling, a ceiling light point, wooden banister with wooden balustrade over the stairwell head and multi panelled doors provide access to bedrooms two, three and the house bathroom. An arched doorway then proceeds to a vestibule where a kite winding staircase rises to the second floor. Here there is a radiator, ceiling light point, decorative coving and a bank of double-glazed windows to the rear elevation providing a pleasant view on to the garden.



BEDROOM TWO

Measurements – 12'0" x 11'10" (3.67m x 3.61m)

Bedroom two is a generously portioned, light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation with pleasant views on to the gardens, a central ceiling light point, radiator and decorative coving.



BEDROOM THREE

Measurements – 12'3" x 10'10" (3.73m x 3.30m)

Bedroom three is situated at the front of the property which features a bank of double-glazed windows to the front elevation which provides views over rooftops into the distance. There is a ceiling light point, decorative coving, a radiator and the room benefits from an array of fitted furniture which includes floor to ceiling fitted wardrobes with hanging rails and fitted shelving, a dressing table with draw units beneath and overhead cabinet with spotlight above and a further four drawer unit.



HOUSE BATHROOM

Measurements – 7'5" x 6'5" (2.26m x 1.96m)

The house bathroom enjoys a great deal of natural light which cascades from dual aspect double glazed windows to both the front and side elevation with obscure glass. The bathroom has inset spotlighting to the ceilings, an extractor vent and a dual floor to ceiling chrome ladder style radiator. The bathroom features a white three-piece suite which comprises of an L-shaped bath with thermostatic shower over and concertina glazed shower guard, a low-level W.C. with concealed cistern and push button flush which incorporates a broad wash hand basin with vanity cupboard beneath, mirrored splash back and glazed display cabinet. There are tiled walls and tiled flooring.



SECOND FLOOR

SECOND FLOOR LANDING

Taking the staircase from the first floor landing you reach the second floor landing which features a double glazed sky light window to the rear elevation with integrated blind. There is a ceiling light point, wooden banister with spindle balustrade and multi panelled doors provide access to the principal bedroom and to a useful boiler cupboard.

BEDROOM ONE

Measurements – 20'0" x 15'5" (6.10m x 4.70m)

As the photography suggests, bedroom one is a generously proportioned, light and airy, dual aspect double bedroom which has ample space for free standing furniture. It features two double glazed sky light windows with integrated blinds to the front elevation which provide fantastic panoramic open aspect views over rooftops far into the distance and a further bank of double-glazed windows to the rear elevation which has pleasant views across the properties manicured gardens. There are two ceiling light points, two radiators, a dressing area with space for either freestanding or fitted wardrobe and a multi panel door the leads to the en-suite.





BEDROOM ONE EN-SUITE

The en-suite bathroom features a white three-piece suite which comprises of a panel bath with shower head mixer tap, a low-level W.C. with push button flush which incorporates a broad wash hand basin with vanity cupboard beneath and chrome monobloc mixer tap. There is attractive tiled flooring and tiled walls, a ceiling light point, chrome ladder style radiator and a bank of double-glazed windows with obscure glass to the rear elevation.



OUTSIDE

FRONT EXTERNAL

The property is approached via a block paved driveway which provides off street parking for multiple vehicles and leads to the property's garage. There is external lighting, external security lights and a low maintenance gravelled area with flagged pathway which leads to a gate enclosing the rear garden.

SIDE/REAR EXTERNAL

Willow House occupies a fabulous plot with gardens to both the front, side and rear. As the photography suggests, the rear garden has been beautifully landscaped to create an enclosed and low maintenance garden with a central lawn area which leads into various patio, gravelled and sand areas to enjoy the afternoon and evening sun and a raised barked play area with space for a trampoline, swing and play set. There are mature trees, flower and shrub borders and attractive stone wall boundaries.

REAR GARDENS

Following the rear garden to the side, there is space for a garden shed and there is a particularly sheltered patio where there are various external lights, external security lights, an external tap and a pedestrian access door which provides access to the garage.



GARAGE

Measurements – 16'4" x 12'6" (4.98m x 3.80m)

The garage features an electric, remote controlled, up and over door. There is lighting and power in situ, a bank of double-glazed windows with obscure glass to the side elevation and a pedestrian access composite door to the side elevation leading to the side and rear garden.









ADDITIONAL INFORMATION

EPC rating - D

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – D

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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Details printed 01/12/2025



PROPERTY VIEWING NOTES



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