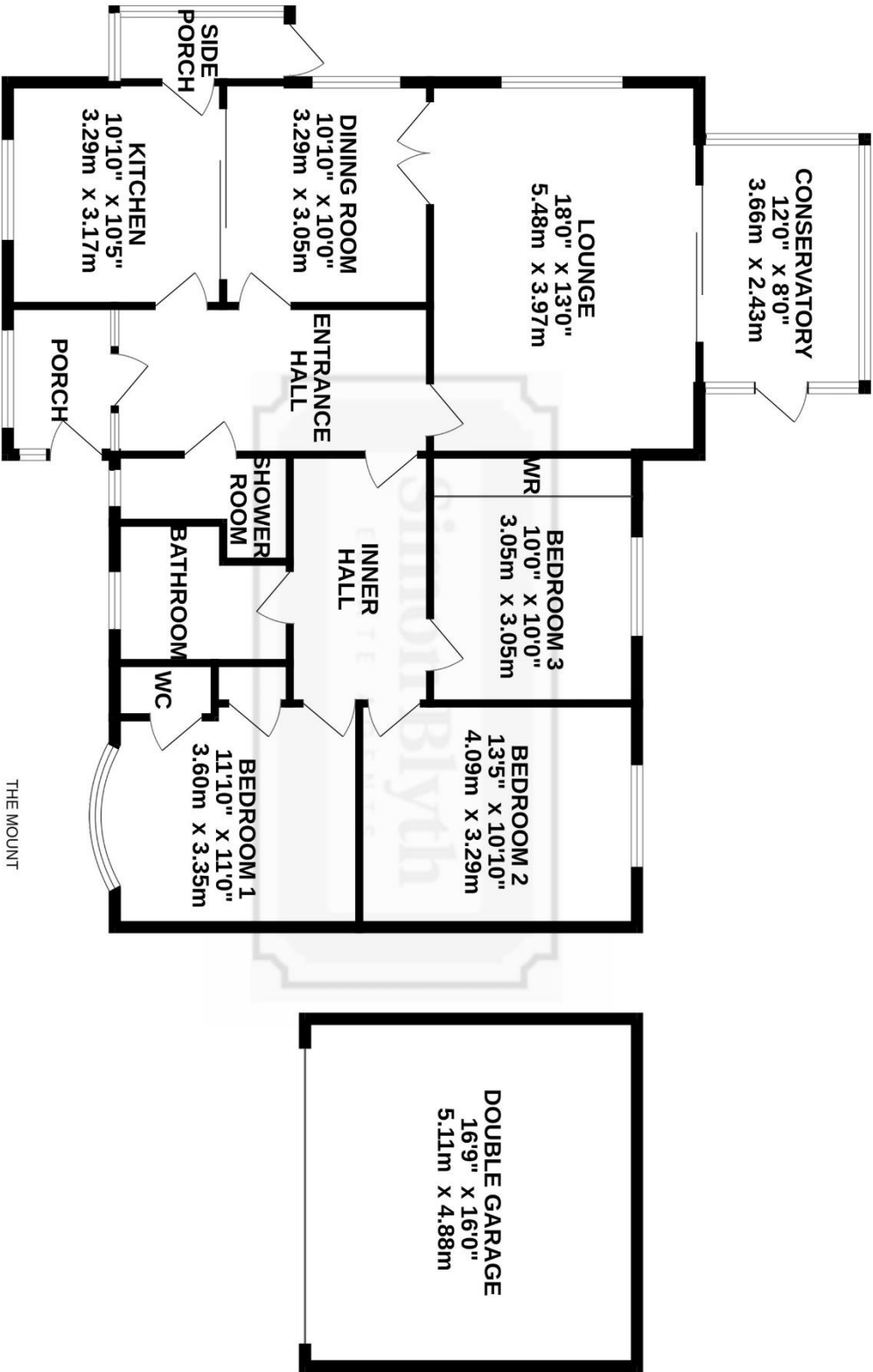




11 THE MOUNT, WAKEFIELD, WF2 8QW



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PROPERTY DESCRIPTION

OCCUPYING AN ELEVATED POSITION, IS THIS GENEROUS PROPORTIONED, STONE CONSTRUCTION, TRUE BUNGALOW. SITUATED IN A QUIET CUL-DE-SAC SETTING AND BOASTING PLEASANT OPEN ASPECT VIEWS ACROSS THE VALLEY. THE PROPERTY BENEFITS FROM LOW MAINTENANCE GARDENS TO THE FRONT AND REAR, SPACIOUS ACCOMMODATION INTERNALLY, DOUBLE DETACHED GARAGE AND IS OFFERED WITH ONWARD CHAIN. CONVENIENTLY POSITIONED A SHORT DISTANCE FROM WAKEFIELD CENTRE, AND SITUATED IN THE SOUGHT AFTER AREA OF THORNES, CLOSE TO THE GOLF CLUB, NEIGHBOURING VILLAGE OF HORBURY AND WITH AN ARRAY OF AMENITIES NEARBY.

The property accommodation briefly comprises of entrance porch, entrance hall, shower room, kitchen, side entrance, formal dining room, spacious lounge leading into the conservatory, inner hallway, three double bedrooms and the bathroom. The principal bedroom with ensuite WC and bayed window to the front. Externally there are well stocked, and mature flower and shrub beds, driveway providing off street parking which leads down the side of the property to the detached double garage. To the rear is an enclosed garden with lawn, flagged patio and raised flower and shrub beds.

Offers Over £360,000

ENTRANCE PORCH

Enter into the property through a double glazed PVC door with obscure glazed inserts from the side elevation into the entrance porch. There are dual aspect windows with a bank of windows to the front elevation with pleasant open aspect views over rooftops across the valley and with an additional adjoining window to the door with obscure glazed inserts to the side elevation. There are exposed stone walls, tiled flooring, a central ceiling light point and a multipaneled timber and glazed door with obscure glazed inserts and window surround leads into the hallway.



ENTRANCE HALL

The entrance hall features decorative coving to the ceiling, a central ceiling light point and radiator. Multipaneled doors then give access to the formal dining room, kitchen, shower room and multipaneled timber and glazed doors lead to the inner hallway and the lounge.



SHOWER ROOM

The shower room features a three-piece suite which comprises of a low-level W.C., wash hand basin and a step-in shower cubicle with electric shower. There are tiled walls, a ceiling light point, radiator and a double-glazed window with obscure glass and tiled surround to the front elevation.



LOUNGE

Measurements – 18'0" x 13'0" (5.48m x 3.97m)

As the photography suggests, the lounge is a generously proportioned reception room which enjoys a wealth of natural light with dual aspect windows with a bank of windows to the side elevation with pleasant views onto the gardens and sliding patio doors to the rear elevation giving access to the conservatory. There is decorative coving to the ceiling, four wall light points, two radiators and the focal point of the room is the electric fireplace with a marble inset and hearth and ornate mantle surround. The lounge then has twin timber and glazed doors with obscure glazed inserts leading to the formal dining room.



CONSERVATORY

Measurements – 12'0" x 8'0" (3.66m x 2.43m)

The conservatory is accessed via a sliding patio door from the lounge and enjoys a wealth of natural light which cascades through the triple aspect banks of windows at either side elevation and the rear elevation. The windows provide views across the property's gardens and there is a double-glazed external door to the side elevation, a wall light point and double plug point.



FORMAL DINING ROOM

Measurements – 10'10" x 10'0" (3.29m x 3.05m)

The dining room features decorative coving to the ceiling, a central ceiling light point, radiator and has a bank of windows to the side elevation. There is a wall-to-wall bank of multipaneled windows with obscure glazed inserts and a central sliding door which leads into the kitchen.



KITCHEN

Measurements – 10'10" x 10'5" (3.29m x 3.17m)

The kitchen features a wide range of fitted wall and base units with complimentary rolled edge work surfaces over which incorporate a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap above. There is an electric cooker point, space for a tall standing fridge and freezer unit, plumbing and space for a free-standing dishwasher and tiling to the splash areas. The kitchen has an integrated cooker hood over the cooker point, a bank of double-glazed windows to the front elevation with tiled sill, decorative coving to the ceiling and a ceiling light point. A double glaze external PVC door with obscure glazed inserts to the side elevation gives access to a side porch.





SIDE PORCH

The side porch features triple aspect windows to the front, rear and side elevations with an external double glazed door giving access to the rear garden. There is a wall mounted fluorescent tube light point, tiled flooring and ample space for use as storage or potentially as a shoe and coat store.

INNER HALLWAY

The inner hallway connects the living accommodation with the bedroom and bathroom accommodation, is particularly spacious and features a ceiling light point, radiator and loft hatch with drop down ladder which leads to the attic. There is a useful, fitted cloaks cupboard with hanging rail, display shelf and sliding doors.



BEDROOM ONE

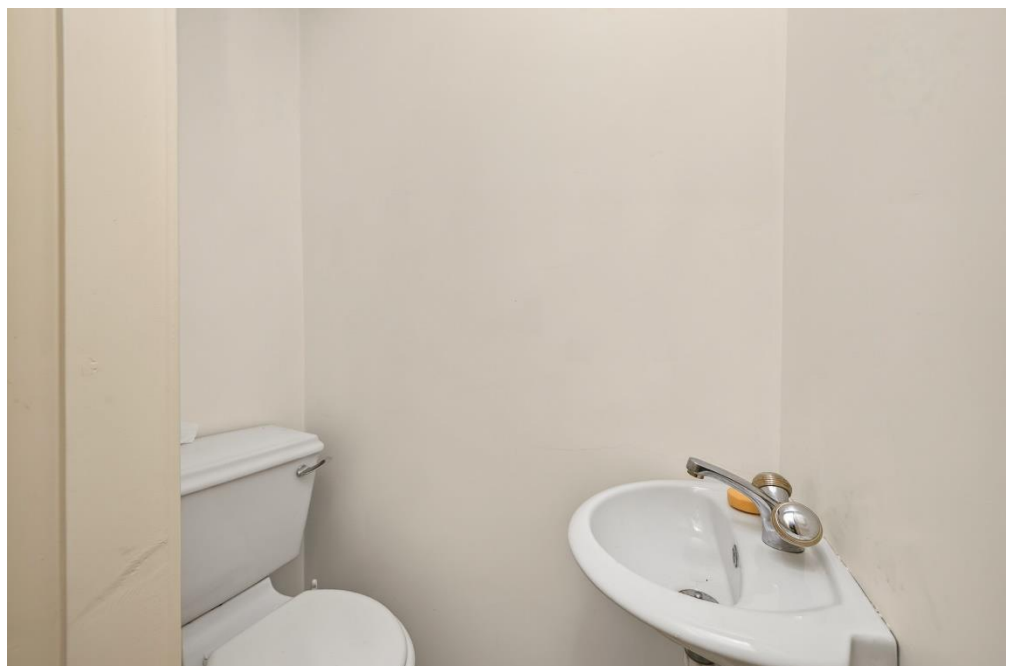
Measurements – 11'10" x 11'0" (3.60m x 3.35m)

Bedroom one is a light and airy double bedroom which benefits from an array of fitted furniture which includes floor to ceiling fitted wardrobes with hanging rails and shelving with overhead cabinets, glazed display shelving and bedside tables. There is a central ceiling light point, a radiator, a double-glazed bayed window to the front elevation with pleasant open aspect views, decorative coving to the ceiling and multipaneled doors give access to the en-suite W.C. and enclose the hot water cylinder cupboard.



BEDROOM ONE EN-SUITE W.C.

The en-suite W.C. features a two-piece suite comprising of a low-level W.C. and wall hung wash hand basin. There is recessed lighting to the ceiling and an extractor fan.



BEDROOM TWO

Measurements – 13'5" x 10'10" (4.09m x 3.29m)

Bedroom two is situated at the rear of the property and, again, is a generously proportioned double bedroom which benefits from fitted furniture including floor to ceiling fitted wardrobes with matching bedside cabinets, glazed display shelving with overhead cupboards above and a matching dressing table with two drawer units beneath. There is decorative coving to the ceiling, a central ceiling light point, a radiator and a bank of double-glazed windows to the rear elevation with views onto the gardens. Additionally, there is a wash hand basin with vanity cupboard beneath and with tiled splashback which also has a shaver light point above.



BEDROOM THREE

Measurements – 10'0" x 10'0" (3.05m x 3.05m)

Bedroom three can accommodate a double bed with ample space for free standing furniture. There is a bank of wall-to-wall fitted wardrobes with hanging rails, shelving and with storage cupboards above, decorative coving to the ceiling, a ceiling light point and radiator.



BATHROOM

The bathroom features a white three-piece suite comprising of a corner bath with shower head mixer tap, pedestal wash hand basin and a low-level W.C. There are tiled walls, decorative coving to the ceiling, a ceiling light point, radiator and a double-glazed bank of windows with tiled surround and obscure glazed inserts to the front elevation.



OUTSIDE

FRONT EXTERNAL

Externally to the front the property features a tarmacadam driveway which provides off street parking for multiple vehicles and continues down the side of the property to the detached double garage. The front garden is low maintenance with well stocked and mature flower and shrub beds and a part gravelled pathway leads to the front door. There are external lights and the pathway continues across the front of the property where the main portion of the garden is situated. It features box hedging, a flagged patio area, mature shrub beds and privacy bearing hedged borders with a gravelled area which takes advantage of pleasant open aspect views across the valley.

REAR EXTERNAL

Externally to the rear the property features a low maintenance garden which features a flagged patio, ideal for alfresco dining and barbequing and with a lawn area with mature flower and shrub beds. There are fenced and walled boundaries, external lighting and external security lighting and the gates that enclose the gardens can be opened to provide further off-street parking or turning.





DETACHED DOUBLE GARAGE

Measurements – 16'9" x 16'0" (5.11m x 4.88m)

The detached double garage features an electric remote controlled up and over door. There is lighting and power in situ, a bank of double glazed windows to the side elevation, a cold water feed and it also houses the floor mounted boiler with plumbing and provisions for an automatic washing machine.



ADDITIONAL INFORMATION

EPC rating - E

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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OFFICE OPENING TIME
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Details printed 05/10/2026



PROPERTY VIEWING NOTES



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