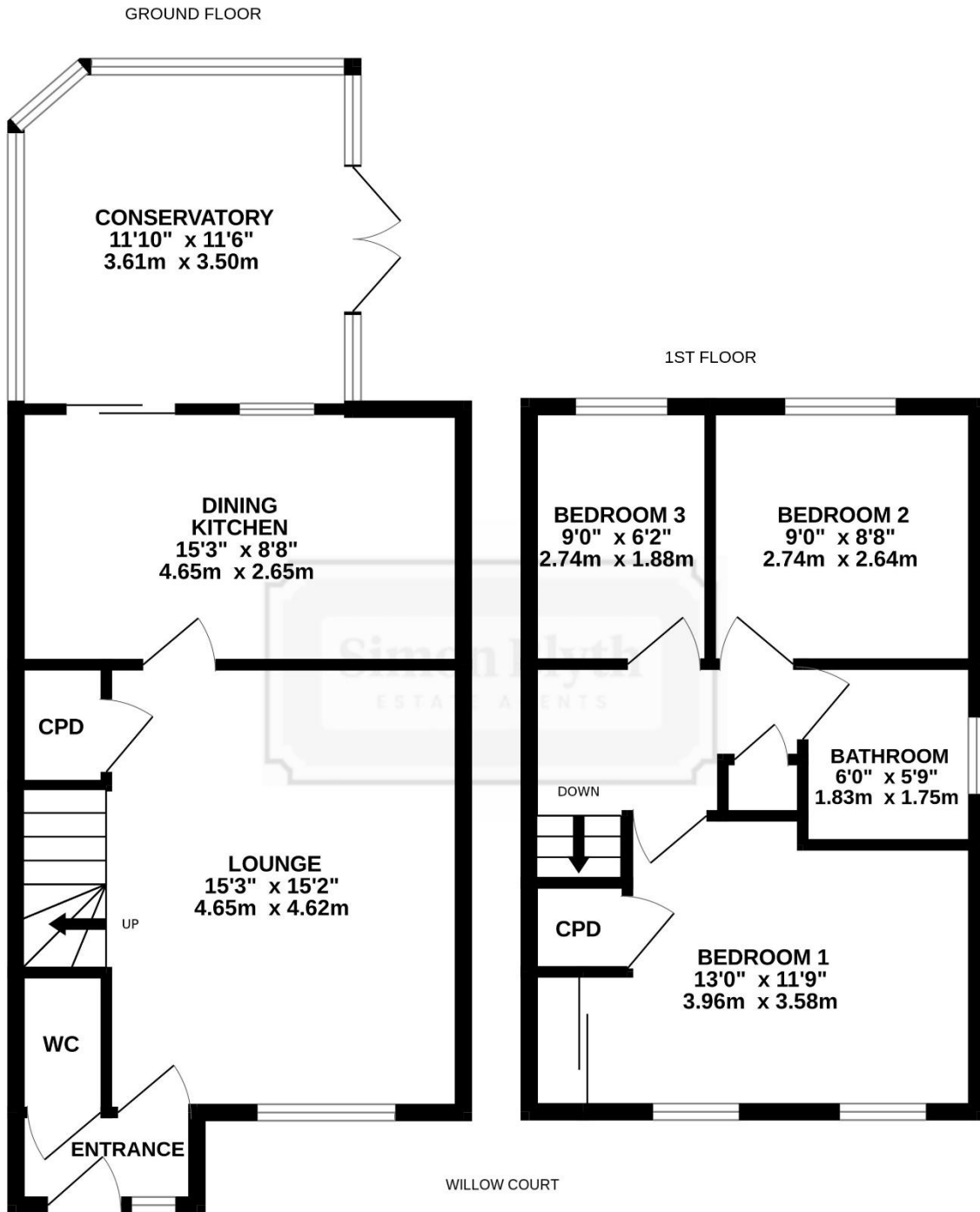




3 WILLOW COURT, ALVERTHORPE, WAKEFIELD, WF2 9TD



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PROPERTY DESCRIPTION

TUCKED AWAY IN A QUIET CUL-DE-SAC SETTING IS THIS WELL PRESENTED, THREE BEDROOM FAMILY HOME. SITUATED IN THE POPULAR RESIDENTIAL AREA OF ALVERTHORPE, CLOSE TO AMENITIES AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS. BENEFITING FROM DRIVEWAY, ENCLOSED GARDEN TO THE REAR AND OPEN-PLAN DINING-KITCHEN.

The accommodation briefly comprises of entrance, downstairs WC, lounge, open-plan dining-kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally there is a lawn garden to the front with a tandem driveway providing ample off street parking, to the rear is an enclosed garden with lawn and flagged patio.

OFFERS OVER £250,000

GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double glazed composite front door with obscure glazed inserts and leaded detailing into the entrance. There is an adjoining double glazed window with obscure glass to the front elevation, decorative coving to the ceiling, a ceiling light point and radiator. The entrance has multipaneled doors providing access to the lounge and enclose the downstairs W.C. with high quality flooring throughout.



DOWNSTAIRS W.C.

The high quality flooring continues through from the entrance into the downstairs W.C. which features a modern white two piece suite comprising of a low level W.C. and a pedestal wash hand basin with tiled splashback. There is a decorative dado rail, a radiator, central ceiling light point and extractor fan.



LOUNGE

Measurements – 15'3" x 15'2" (4.65m x 4.62m)

As the photography suggests, the lounge is a generously proportioned light and airy reception room which features a bank of double glazed windows to the front elevation with open aspect views across the front garden. There is high quality flooring, decorative coving to the ceiling, two radiators and a ceiling light point. The lounge features a kite winding carpeted staircase with wooden bannister and traditional spindle balustrade which proceeds to the first floor landing and there are multipaneled doors providing access to the open plan dining kitchen and useful under stairs store cupboard. The focal point of the room is the media wall unit with space for a free standing or flat screen wall hung television with display shelving and associated wiring.



DINING KITCHEN

Measurements – 15'3" x 8'8" (4.65m x 2.65m)

The open plan dining kitchen room features fitted wall and base units with shaker style cupboard fronts and complimentary rolled edge work surfaces over which incorporate a one and a half bowl composite sink and drainer unit with mixer tap above. The kitchen is equipped with built in appliances including a four ring gas hob with integrated cooker hood over and a built in electric fan assisted Bosch oven. There is space and provisions for a tall standing fridge and freezer unit as well as plumbing and space for a slimline dishwasher and an automatic washing machine. There is tiling to the splash areas, glazed display cabinets with leaded detailing, vinyl tiled flooring, two ceiling light points and a radiator. There are sliding patio doors to the rear elevation giving access to the conservatory as well a bank of double glazed windows providing borrowed light to and from the conservatory.





CONSERVATORY

Measurements – 11'10" x 11'6" (3.61m x 3.50m)

The conservatory is a particularly spacious light and airy room which features banks of windows to the rear and either side elevation. There are double glazed French doors to the side giving access to the rear garden, attractive vinyl tiled flooring and inset spotlighting to the ceiling. The conservatory could be utilised as a playroom, home office or perhaps a recreational room and it enjoys pleasant views across the property's gardens and features a wall mounted electric heater.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the lounge, you reach the first floor landing which has multipaneled doors providing access to three well-proportioned bedrooms and the house bathroom. There is a ceiling light point, a loft hatch which gives access to a useful attic space and a multipaneled door encloses the airing cupboard which houses the hot water cylinder as well as features fitting shelving for toiletries and towels.

BEDROOM ONE

Measurements – 13'0" x 11'9" (3.96m x 3.58m)

Bedroom one is a generously proportioned light and airy double bedroom which has ample space for free standing furniture. There are two double glazed windows to the front elevation which have a pleasant view onto the quiet courtyard setting, a ceiling light point, radiator and a bank of fitted wardrobes with sliding mirrored doors which have hanging rails and shelving. Additionally, a multipaneled door encloses a built in store cupboard over the bulkhead for the stairs.





BEDROOM TWO

Measurements –
9'0" x 8'8" (2.74m
x 2.64m)

Bedroom two can accommodate a double bed with ample space for free standing furniture. There is a bank of double glazed windows to the rear elevation, a ceiling light point and radiator.



BEDROOM THREE

Measurements – 9'0" x 6'2" (2.74m x 1.88m)

Bedroom three could be utilised as a single bedroom, home office or nursery. There is a bank of double glazed windows to the rear elevation, a ceiling light point and radiator.



HOUSE BATHROOM

Measurements – 6'0" x 5'9" (1.83m x 1.75m)

The bathroom features a modern contemporary three piece suite which comprises of a panelled bath with electric shower over, glazed shower guard and cascading waterfall mixer tap, a low level W.C. with push button flush and a pedestal wash hand basin with chrome cascading waterfall mixer taps. There is attractive tiled walls, a chrome ladder style radiator, a ceiling light point, extractor fan and a double glazed window with obscure glass to the side elevation.



OUTSIDE

FRONT EXTERNAL

To the front of the property there is a lawn garden with mature flowers, shrubs and a block paved pathway leading to the front door with external tap. To the side of the garden is a tarmacadam tandem driveway which provides off street parking for multiple vehicles and continues down the side of the property to a gate and fence which encloses the rear garden.

REAR EXTERNAL

Externally to the rear the property occupies a pleasant plot which features a hard standing with space for a substantial shed. The rear garden is laid predominantly to lawn with a flagged pathway that leads to the bottom of the garden which features a flagged patio ideal for alfresco dining, barbequing and entertainment. There is an external light, an external tap and fenced boundaries.







ADDITIONAL INFORMATION

EPC rating - D

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – C

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 13/07/2026



PROPERTY VIEWING NOTES



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