

SOLD STC



Stoney Lane, Hall Green

4 Bedrooms, 2 Bathroom, Detached Bungalow

Offers In Region Of £350,000

MARTIN&CO



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- EXTENDED DETACHED BUNGALOW
- FOUR BEDROOMS
- TWO BATHROOMS (EN SUITE TO MASTER BEDROOM)
- NO UPWARD CHAIN
- SET WITHIN A SPACIOUS CORNER

Martin & Co - Wakefield are delighted to present this charming extended four-bedroom detached bungalow, nestled within a generous corner plot surrounded by mature gardens that offer a high degree of privacy. Located in the esteemed village of Hall Green, the property is conveniently close to local amenities, schools, and transport links, including the M1/M62 motorway network, with Wakefield City Centre just a short drive away.

ENTRANCE HALL Composite entrance door, central heating radiator, useful double storage cupboard off, airing cupboard off, access point to the loft having a pull down ladder and being boarded for storage, having a light and also housing the Ideal gas combination boiler. (Installed approximately 3 years ago) Leading to Dining Room, Four Bedrooms and Main Bathroom/WC

LOUNGE 14' 8" x 11' 11" (4.47m x 3.63m) Having an electric fire inset to a feature marble fire surround and hearth with inbuilt lighting, PVCu double glazed Bow window with deep display sill, central heating radiator, Coving and decorative ceiling rose, wood effect flooring. Positioned to the front

DINING ROOM 11' 0" x 10' 0" (3.35m x 3.05m) Central heating radiator, Coving, wood effect flooring, Door with matching full height glazed side panel opening into the Conservatory, door leading into the Breakfast kitchen, positioned to the rear.

BREAKFAST KITCHEN 17' 3" x 8' 8" (5.26m x 2.64m) Composite front entrance door, extensive range of modern light oak effect fitted wall, base units and drawers with contrasting roll edged counter tops with inset one and a half bowl, stainless steel single drainer sink unit and mixer tap, tiled to the counter tops to compliment the kitchen, 4 ring gas hob and extractor over, double oven/grill to eye level, Integrated fridge





and freezer, plumbing and space for a dishwasher and washing machine, space for a dryer, down lights to the ceiling, matching fitted breakfast bar, Vinyl flooring, central heating radiator, PVCu double glazed window to the side and rear elevations. Positioned to the front.

MASTER BEDROOM 13' 10" x 10' 5" (4.22m x 3.18m)
Full range of extensive fitted wardrobes with overhead cupboards into the bedhead, matching bedside units and matching dressing table unit with further low level storage, central heating radiator, PVCu double glazed window, Door leading to En Suite. Positioned to the rear.

EN SUITE 6' 7" x 4' 9" (2.01m x 1.45m) Being refitted with a three piece white suite comprising of a double sized shower cubicle with sliding door entry, Vanity sink with low level storage and a low flush WC with a concealed cistern, extractor, ladder style towel radiator, wood effect vinyl flooring, PVCu double glazed obscure window, Positioned to the rear.

BEDROOM TWO 12' 8" x 12' 2" (3.86m x 3.71m) Two double built in wardrobes to one wall. central heating radiator, PVCu double glazed window, positioned to the front.

BEDROOM THREE 13' 11" x 9' 9" (4.24m x 2.97m)
One double and one single built in wardrobe to one wall. central heating radiator, PVCu double glazed window, positioned to the front.

BEDROOM FOUR 10' 4" x 8' 2" (3.15m x 2.49m)
Central heating radiator, additional loft access point, PVCu double glazed window, positioned to the side.

MAIN BATHROOM/WC 6' 4" x 5' 9" (1.93m x 1.75m)
Combined three piece white shell suite comprising of a rectangular panelled bath with Triton shower over and bi-fold shower screen, pedestal wash basin, low flush WC, chrome ladder style towel radiator, Full tiling to the walls, down lights to the ceiling, wood effect flooring, extractor, PVCu double glazed obscure window, positioned to the rear.



CONSERVATORY 9' 3" x 7' 8"
(2.82m x 2.34m) Being of brick and
PVCu double glazed construction
with PVCu double glazed French
Doors opening to the rear, wood
effect flooring, wall light point.
Positioned to the rear.

OUTSIDE FRONT GARDEN - A
single wrought iron gate and a
winding crazy paved pathway
provides access off Stoney Lane into
the generous sized beautifully
maintained front garden being
mainly lawned with a large variety of
neatly manicured mature plants,
shrubs and trees. The front garden
is fully enclosed and offers a high
degree of privacy with further patio
seating area. An additional wooden
gate provides courtesy access to the
driveway/garage, whilst to the other
side of the property is a useful bin
storage area. Outside solar lighting.
REAR GARDEN - A further
generous sized garden being of low
maintenance and fully enclosed
offering a high degree of privacy with
large paved areas surrounded by a
variety of neatly manicured mature
plants, shrubs and trees, shaped
lawned garden, outside tap and
lighting, A single wrought iron gate
provides access to the driveway.
Three steps up to the rear entrance
door.

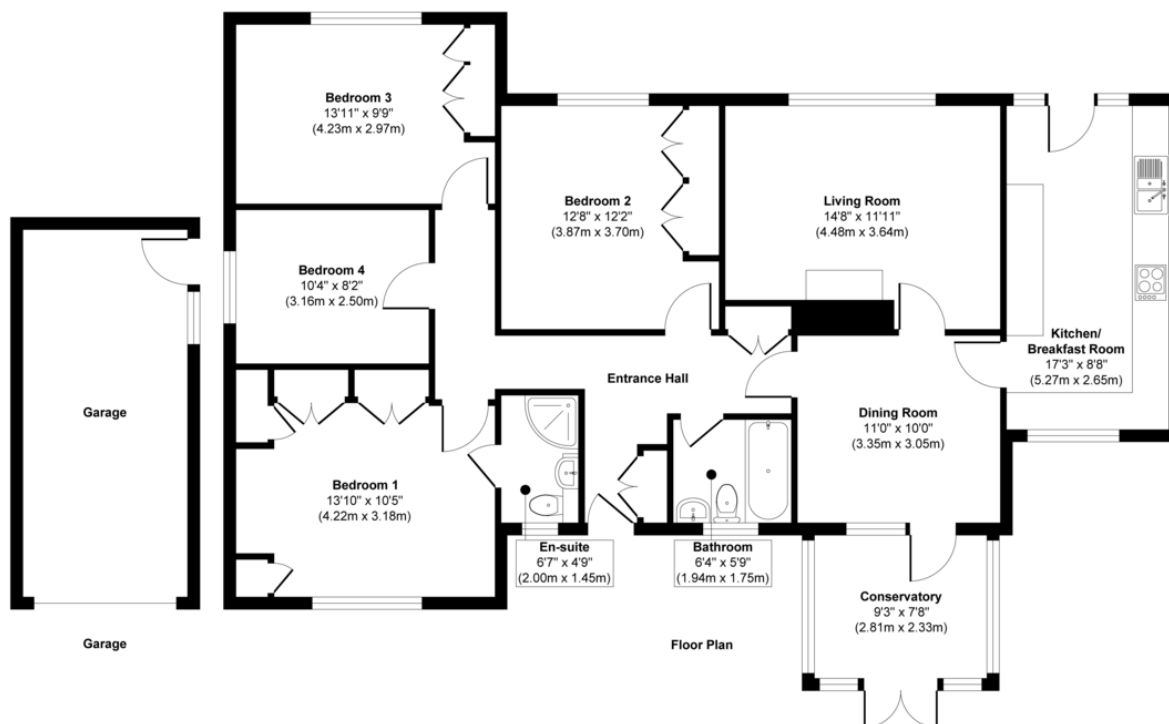
DRIVEWAY - Accessed via
Paintnorpe Lane via double wrought
iron gates is an extensive block
paved driveway offering parking for
several vehicles plus
caravan/motorhome in front of a
detached brick built garage with up
and over door, pitched roof and
having power and lighting inside.
THE PROPERTY BENEFITS FROM
SOLAR PANELS AND THESE ARE
OWNED OUTRIGHT.

ADDITIONAL INFORMATION These
particulars, whilst believed to be
accurate, are set out as a general
outline of the property only for
guidance and do not constitute any
part of an offer or contract. Intending
Purchasers should not rely on them



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Approx. Gross Internal Floor Area 1257 sq. ft / 116.81 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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