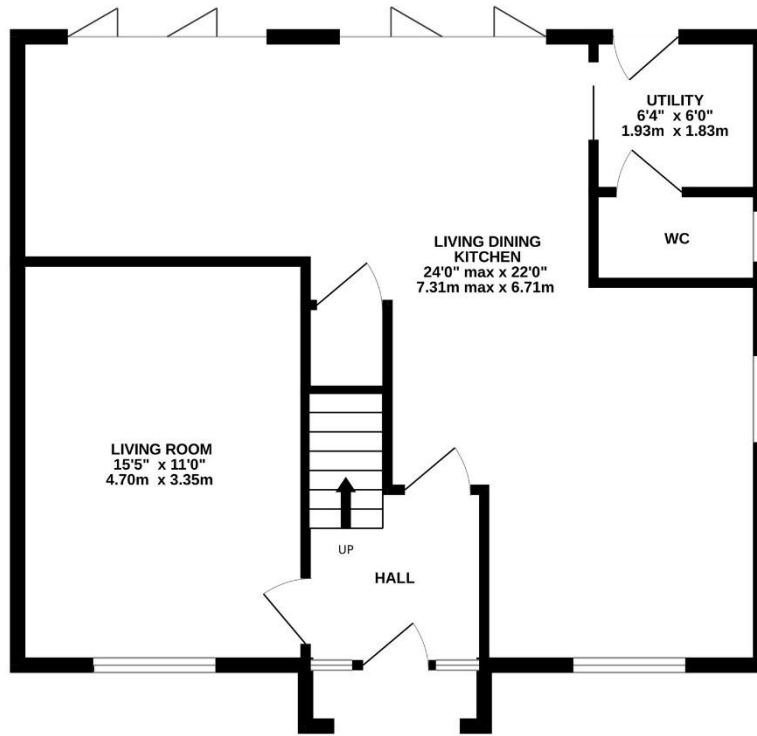


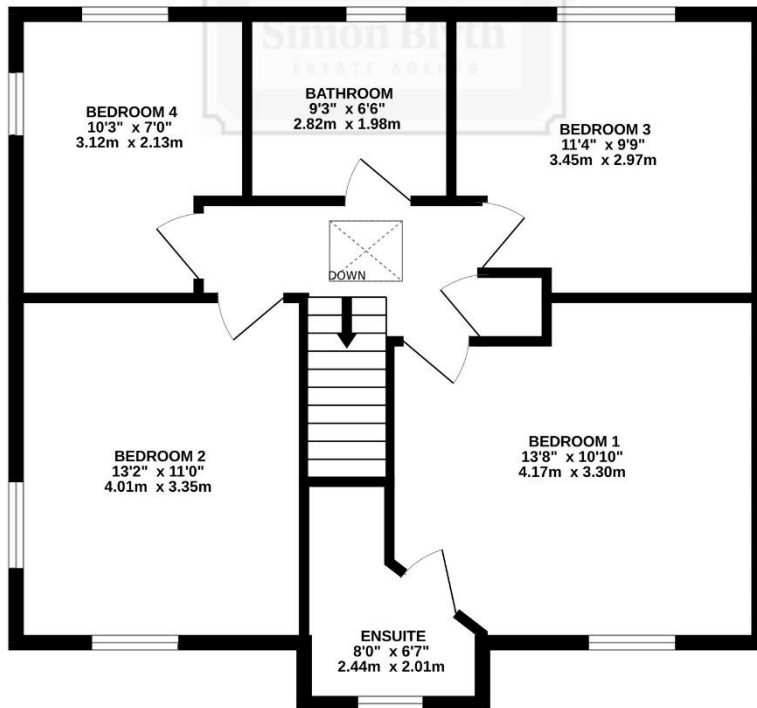


**NELSON GRANGE, CRIGGLESTONE, WF4 3GF**

GROUND FLOOR



1ST FLOOR



NELSON GRANGE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2026





## PROPERTY DESCRIPTION

THIS SUPERBLY PRESENTED DETACHED, FOUR-BEDROOMED FAMILY HOME, IN A LOVELY LOCATION, SAT IN AN EXCLUSIVE SMALL DEVELOPMENT OF OTHER SIMILAR HIGH SPECIFICATION HOMES, ENJOYING A SUPERB OPEN PLAN LIVING DINING KITCHEN THAT REACHES FROM THE FRONT OF THE HOME TO THE REAR, WITH BI-FOLD DOORS OUT TO THE BEAUTIFUL LANDSCAPED REAR GARDEN. A GOOD-SIZED DRIVEWAY LEADS TO A DETACHED GARAGE. THIS HOME IS EXCEPTIONALLY WELL PRESENTED AND MUST BE VIEWED TO BE FULLY APPRECIATED AND UNDERSTOOD.

it briefly comprises of an entrance hall, lounge with a pleasant outlook to the front, dining living kitchen with a superb array of fitting and high-quality Karndean flooring, an adjoining utility room, a downstairs w.c., four bedrooms, three of which are double rooms. Bedroom one has superb inbuilt bedroom furniture and en-suite, it has a superb house bathroom, a good size driveway and enclosed entertaining rear garden with a pizza oven. It is located in a superbly convenient location in terms of Wakefield, the motorway and fabulous rural walks.

**Offers Around £525,000**

## GROUND FLOOR

### ENTRANCE PORCH

The storm porch has inset spotlighting and gives shelter to the high quality, main entrance door. The particularly broad main entrance door has attractive chrome fittings and porthole window with glazed panels to either side, this gives access through to the entrance hallway. This is with beautiful, Karndean flooring and is decorated to an exceptionally high standard. There is a chandelier point and a doorway leads through to the lounge.



## DINING LIVING KITCHEN

*Measurements – 24'0"max x 22'0" (7.31m max x 6.71m)*

A doorway leads from the hallway through to the fabulous dining living kitchen. This, as the floor layout plan and photography suggests, is a fabulous open plan space. It has windows to both the front and rear elevations and a further window to the side. The kitchen area is fabulous and has a superb range of units with high quality working surfaces and matching splash backs, an inset one and a half stainless steel sink unit with mixer tap above and an integrated ceramic hob with extractor fan over. There are inbuilt integrated Siemens stainless steel glazed double fronted fan/convection ovens with grill. There is an integrated stainless steel and glazed fronted microwave as well as integrated dishwasher and waste bins. The units incorporate a breakfast bar and seating for three. The dining area and the living area have two banks of fabulous bi-folding doors which give lovely views and direct access out to the garden. The rooms are beautifully presented once again and have inset spotlighting to the ceiling, a chandelier point over the dining area, a feature wall with provisions for a wall mounted TV and the whole room has a continuation of the superb Karndean flooring. A doorway gives access to a large under stairs storage cupboard and a sliding door leads through to the utility room.







## UTILITY ROOM

The utility room features a rear entrance door, Karndean flooring and there are units to both the high and low level with attractive working surfaces. There is a stainless steel sink unit and provisions for an automatic washing machine. A doorway leads through to the downstairs W.C.



## DOWNSTAIRS W.C.

In the downstairs W.C. there is a continuation of the flooring, an obscure glazed window and superb ceramic tiling, inset spotlighting, an extractor fan and a large mirror. There is a concealed cistern W.C. and a wash hand basin with vanity unit with pull out drawers beneath.



## LOUNGE

Measurements – 15'5" max x 11'0" (3.12m x 2.13m)

The lounge is a beautiful and well-presented room which has twin windows to the front affording the room a good amount of natural light. The room is decorated to a high standard and includes a picture rail, provisions for a wall mounted TV, central chandelier point and feature Hue lighting.



## FIRST FLOOR

### FIRST FLOOR LANDING

A staircase with a polished timber handrail rises to the first-floor landing with spindle balustrading and a loft access point. The first-floor landing has a continuation of the high-quality décor and there is a good size cupboard containing the hot water tank.



### BEDROOM ONE

*Measurements – 13'8" x 10'10" (4.17m x 3.30m)*

Bedroom one is a fabulous double bedroom positioned to the front. It is superbly shaped and has a bank of floor to ceiling inbuilt wardrobes of high-quality manufacture with automatic internal lighting. The room has twin windows giving a pleasant outlook to the front and there is provisions for a wall mounted TV. A doorway leads through to the en-suite.



### BEDROOM ONE EN-SUITE

Measurements – 8'0" x 6'7" (2.44m x 2.01m)

The en-suite is superbly appointed and has attractive Karndean flooring, a low-level W.C., a wash hand basin with vanity unit containing shaver point, a mixer tap over and illuminated mirror above, also with shaver point built-in. There is a good-sized shower with attractive chrome fittings, a vertical central heating radiator, illuminated display area and high-quality cupboards. The en-suite has inset spotlighting to the ceiling and an extractor fan.



## BEDROOM TWO

*Measurements – 13'2" x 11'0" (4.01m x 3.35m)*

Bedroom two is a lovely double room once again with provisions for a wall mounted TV. It has twin windows giving a view out to the front and to the side elevations giving a good amount of natural light and there is a central ceiling light point.



### BEDROOM THREE

Measurements – 11'4" x 9'9" (3.45m x 2.97m)

Bedroom three is a double bedroom with a lovely outlook to the rear. It has provisions for a wall mounted TV and a bank of high-quality inbuilt wardrobes.



### BEDROOM FOUR

Measurements – 10'3" x 7'0" (3.12m x 2.13m)

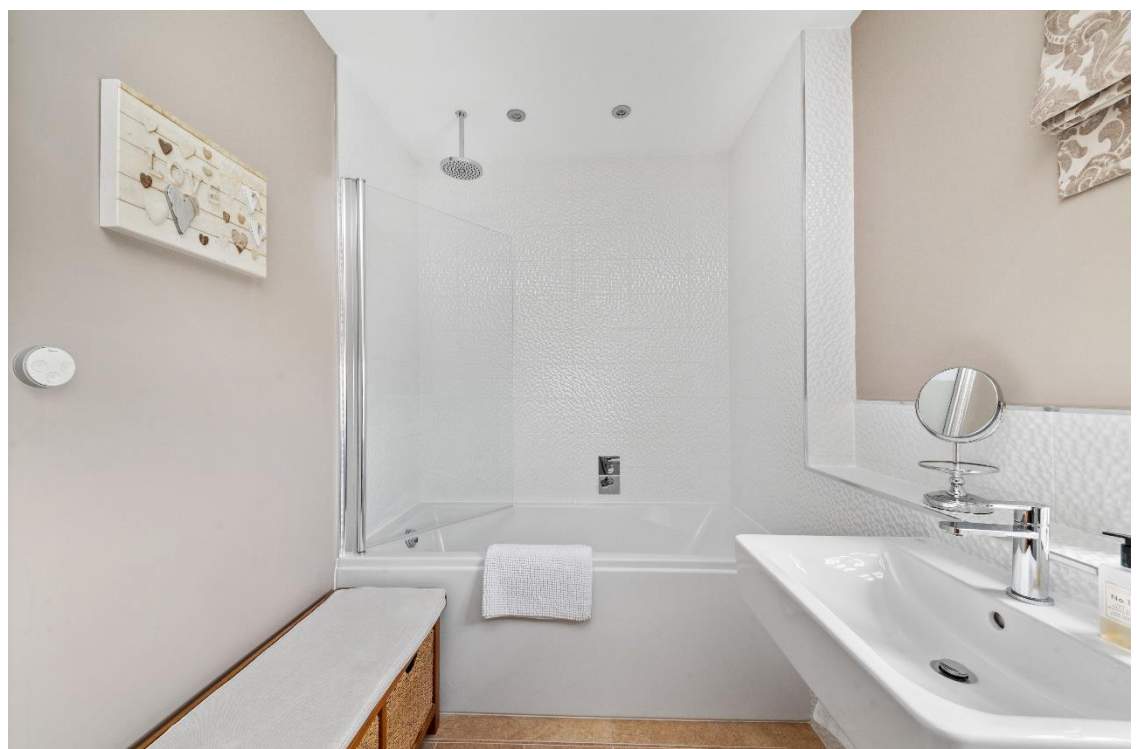
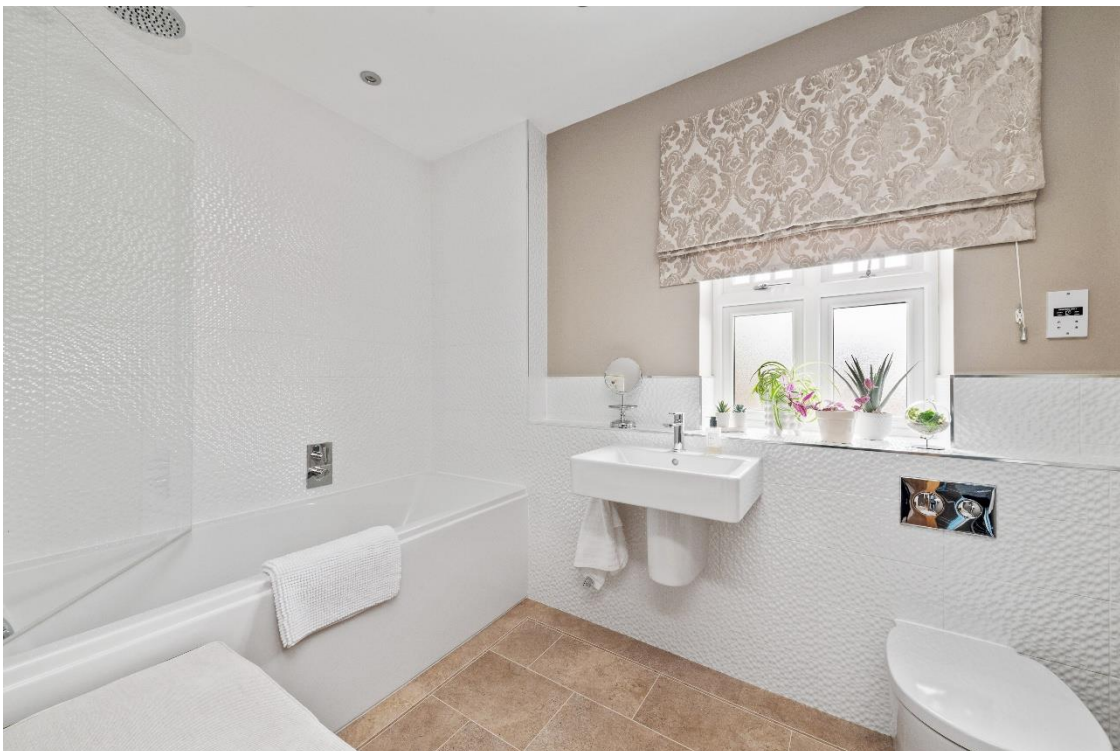
Bedroom four is currently being utilised as a home office. This space has fabulous solid oak flooring and windows to two sides, both with pleasant views out to the rear gardens and beyond. There is spotlighting to the ceiling, tasteful décor and provisions for a wall mounted TV.



## HOUSE BATHROOM

Measurements –9 '3" x 6'6" (2.82m x 1.98m)

The house bathroom is superbly appointed and has inset spotlighting to the ceiling, an extractor fan, a shaver point and obscure glazed windows. It has fabulous ceramic tiling where appropriate and features a three-piece suite in white which comprises of a concealed cistern W.C., a wall mounted wash hand basin with mixer tap above and a good-sized bath with shower head over. The bathroom has Karndean flooring and a chrome central heating radiator/heated towel rail in situ. It should be noted the bathroom is fitted with Hue lighting system providing options for the lighting and mood lighting.



## OUTSIDE

### FRONT EXTERNALS

Outside the property occupies a lovely position within this small group of high-quality similar houses. To the front there is a delightful garden space, presented behind beach hedging with a low maintenance stoned area, shrubbery and trees. There is an attractive pathway to the front entrance door and to the driveway. The driveway to the side is exceptionally broad, provides parking for at least two vehicles and gives access to the detached garage.

### DETACHED GARAGE

The detached garage has an up and over door and personnel door through to the property's enclosed rear gardens. The garage is of a very good size and provides a superb workshop style space with mains power.

### REAR EXTERNAL

The gardens to the rear are exceptionally well landscaped with a great deal of thought given to the design. The rear gardens have superb sitting out spaces, mature trees and shrubbery, a fabulous central pagoda, an integrated fish tank and raised beds. The rear garden is superbly boundaried with high quality fencing and is a fabulous feature to the home.









## **ADDITIONAL INFORMATION**

It should be noted that there is an enclosed storage area to the rear of the garage, currently used for refuse bins. There is also external lighting, UPVC double glazing, gas fire central heating. The property is also fitted with fibre directly to the home, also ethernet cabling to every television/home office within the home.

EPC rating - B

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)

## **COPYRIGHT**

Unauthorised reproduction prohibited.

## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

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

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIME**

### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 24/02/2026

---

PROPERTY VIEWING NOTES

PROPERTY VIEWING NOTES



### MAIN CONTACTS

T: +44 (0)1924 361631

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [wakefield@simonblyth.co.uk](mailto:wakefield@simonblyth.co.uk)

### OFFICE OPENING TIMES

#### 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)

Wakefield  
01924 361631

Huddersfield  
01484 651878

Holmfirth  
01484 689689

Kirkburton  
01484 603399

Penistone  
01226 762400

Sheffield  
01143 216 590

Barnsley  
01226 731730

Pontefract  
01977 800259