

**Simon Blyth**

ESTATE AGENTS

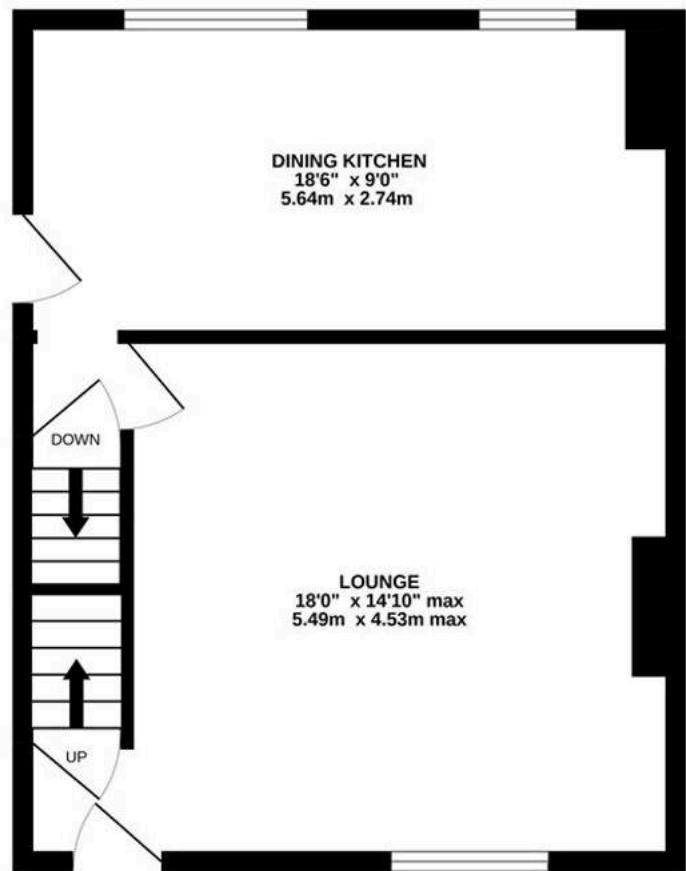


**Blue Moon Cottage, Paul Lane**

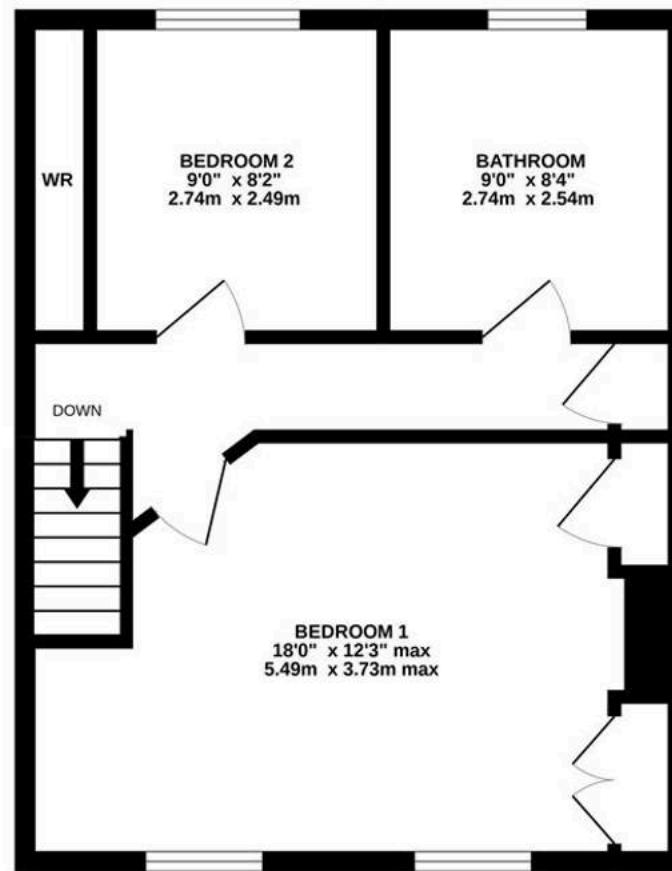
Flockton Moor, Wakefield, WF4 4BP

Offers in Region of £305,000

GROUND FLOOR



1ST FLOOR



PAUL LANE

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## Blue Moon Cottage, 28 Paul Lane

Flockton Moor, Wakefield, WF4 4BP

IN A MOST BEAUTIFUL SETTING, NESTLED IN A PRIVATE HAMLET OF PERIOD COTTAGES IS 'BLUE MOON COTTAGE'. SITUATED IN THE POPULAR VILLAGE OF FLOCKTON, IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, AND WITH FANTASTIC WALKS ON THE DOORSTEP. THE PROPERTY BOASTS PANORAMIC VIEWS ACROSS NEIGHBOURING FIELDS, THREE/FOUR PARKING SPACES, AND WITH IMPRESSIVE SOUTH-FACING GARDEN.

The property accommodation briefly comprises of lounge with inglenook stone fireplace and multi-fuel stove and open-plan dining-kitchen to the ground floor. To the lower ground floor is a useful vaulted ceiling keeping cellar with Yorkshire stone flagged flooring and stone slab table. To the first floor there are two bedrooms and the house bathroom. Externally there are delightful gardens and parking for three/four vehicles.

Tenure Freehold.

Council Tax Band B.

EPC Rating C.



## GROUND FLOOR

### LOUNGE

15' 0" x 17' 10" (4.57m x 5.44m)

Enter into the property through a double-glazed PVC front door with obscure glazed inserts into the lounge. The lounge enjoys a great deal of natural light cascading through a double-glazed bank of windows to the front elevation, which also provides pleasant views across the fabulous gardens and neighbouring fields and woodland beyond. There is exposed oak flooring, timber beams to the ceiling, bespoke fitted units with glazed display shelving and cupboards beneath to either side of the chimney breast with inset spot lighting above, and the focal point of the room is the inglenook stone fireplace with twin door, cast iron, multi-fuel-burning stove set upon a stone hearth. An oak door provides access to a vestibule which leads to the open-plan dining kitchen, while another oak door encloses a staircase descending to the lower ground floor.



### OPEN-PLAN DINING KITCHEN

17' 2" x 9' 0" (5.23m x 2.74m)

The dining kitchen features dual-aspect windows with a double-glazed external door to the side elevation and two windows to the rear elevation. There is vinyl tiled flooring, inset spot lighting to the ceiling, and a radiator. The kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled edge work surfaces over, which incorporate a single-bowl, stainless steel sink and drainer unit with pull-out hose mixer tap. There are built-in appliances including a five-ring gas hob with ceramic splashback and canopy-style cooker hood over, and two ovens. There is space and provisions for a tallstanding fridge freezer, an integrated washing machine, and a built-in dishwasher. There are soft-closing doors and drawers, under-unit lighting, and high-gloss tiling to the upstand.





## LOWER GROUND FLOOR

7' 0" x 7' 7" (2.13m x 2.31m)

Taking the staircase from the lounge, you reach the lower ground floor, which is a beautiful vaulted ceiling cellar with a stone keeping table, original Yorkshire stone flagged flooring, and stone niches for additional storage. There is also lighting and power in situ.

## FIRST FLOOR

### FIRST FLOOR LANDING

Through a multi-panel oak door, a stone staircase rises from the lounge to the first floor landing, which features two wall light points, a ceiling light point, a useful fitted cupboard for additional storage, and doors leading to two well-proportioned bedrooms and the house bathroom.

### BEDROOM ONE

16' 3" x 12' 3" (4.95m x 3.73m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are two banks of windows to the front elevation providing pleasant views across the property's gardens and of the open landscape beyond. There are two radiators, a decorative fireplace, and built-in wardrobes with hanging rails and shelving in situ to either side of an exposed chimney breast.

## BEDROOM TWO

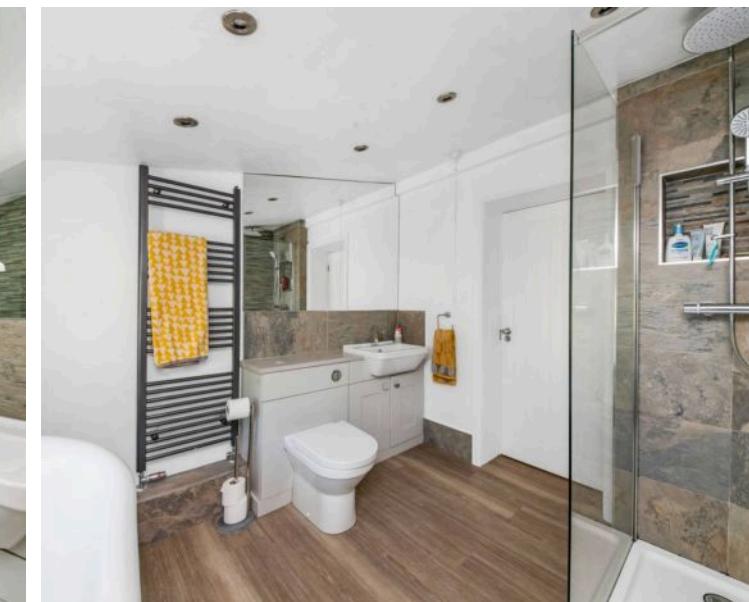
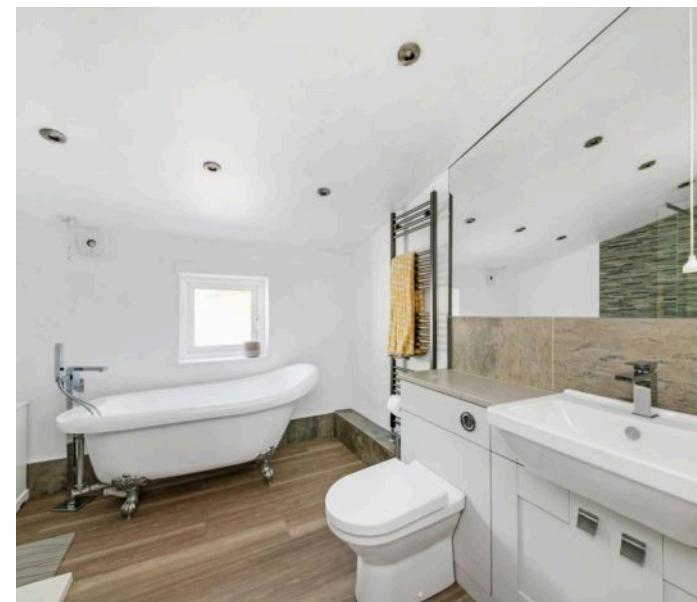
9' 0" x 8' 2" (2.74m x 2.49m)

Bedroom two is currently utilised as a snug/office but can accommodate a bed with ample space for freestanding furniture. There is a bank of double-glazed mullioned windows to the rear elevation, a ceiling light point, and a radiator.

## HOUSE BATHROOM

8' 4" x 9' 0" (2.54m x 2.74m)

The house bathroom features a luxury, modern, three-piece suite comprising a freestanding, clawfoot, roll-top bath with floor-standing showerhead mixer tap, a low-level w.c. with concealed cistern and push-button flush which incorporates a broad wash hand basin with vanity cupboard beneath and chrome monobloc mixer tap, and a fixed frame, walk-in shower with thermostatic rainfall showerhead, separate handheld attachment and attractive tiling. There is high-quality flooring, tiled skirting, inset spotlighting to the ceiling, an anthracite ladder-style radiator, a vanity mirror, an extractor fan, and a double-glazed window with obscure glass to the rear elevation.





## EXTERNAL

### FRONT GARDEN

Externally to the front, the property benefits from a generously proportioned garden which features a parking area directly to the front, with gates which enclose a predominantly lawn garden. There are fence boundaries and a hardstanding for a substantial garden shed. Please note, precedence has been set by neighbouring properties for placement of a garage or summerhouse. The lawn then has beautiful stone steps which lead to the flagged patio; an ideal space for al fresco dining, barbecuing and entertaining, and which enjoys the sun throughout the day. There is a gravelled area with well-stocked flower and shrub bed, an external light, an external tap, and stone wall boundaries.

### REAR GARDEN

Externally to the rear of the property is a shared courtyard area with pedestrian right of access for neighbouring properties. There is also a parking area which is accessed off the shared driveway, where there is allocated parking for the residents of the hamlet.

### OFF STREET PARKING

1 Space







**VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

**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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**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**

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**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 TIMES****7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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