



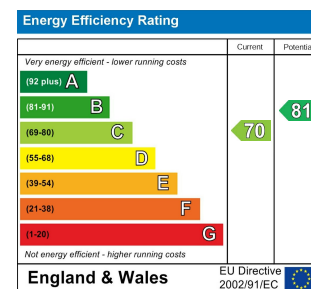
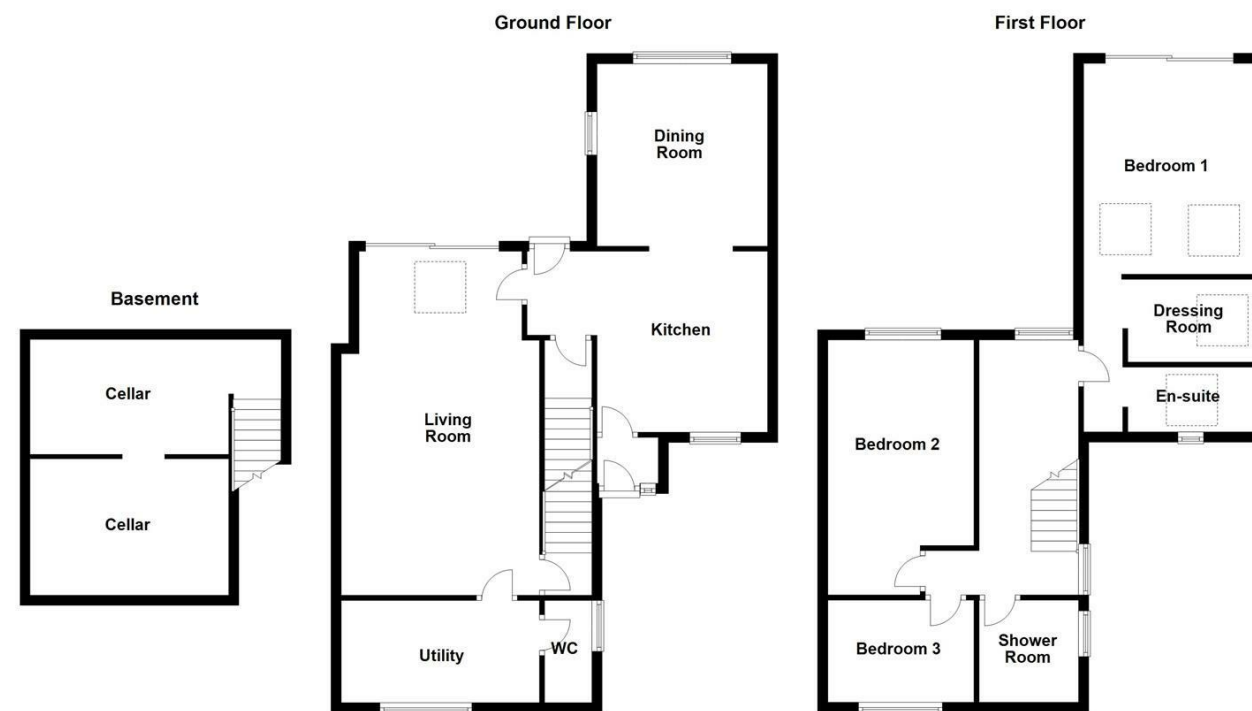
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE MARKET APPRAISAL**

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

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Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**

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**121 Sandy Lane, Middlestown, Wakefield, WF4 4PR**

**For Sale Freehold £489,950**

A stunning three bedroomed house offering deceptively spacious accommodation that has been thoughtfully finished to an exceptionally high standard, with a large garden and far reaching views to the rear.

With a gas fired central heating system and contemporary anthracite aluminium framed double glazed windows, this high specification home has been finished to a fantastic level and is approached via a welcoming entrance hall that leads through into a kitchen that has been fitted to a stunning standard. Steps then lead down into an adjoining dining room that has tall windows taking full advantage of the views over the garden. An inner hallway then leads through into a particularly spacious living room, again with sliding doors out to the garden, and a centrepiece wood burning stove. To the front there is a separate utility room and a downstairs w.c. In addition, there are two useful cellar storage rooms. To the first floor the principal bedroom suite is of lavish proportions with tall sliding doors making the most of the views to the rear. Alongside the bedroom is a separate dressing room and an en suite shower room. The two further bedrooms are served by a stylish shower room. Outside, the property has two parking spaces to the front whilst round to the rear there is a 'gardeners garden'. Thoughtfully planned and stocked to a very high standard the garden has a Yorkshire stone paved patio with steps down to a well kept lawn. Beyond the lawn is a further Indian stone paved area with two large raised vegetable beds and two sheltered sitting areas. Beyond here is a further area with a powder coated aluminium greenhouse and a fuel and tool store. The property has a beech hedge backing onto open fields that look out towards the nature reserve and Coxley Valley.

The centre of Middlestown offers a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is also readily accessible.



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## ACCOMMODATION

### ENTRANCE HALL

311" x 211" [1.2m x 0.9m]

Composite front entrance door with side screen, contemporary style central heating radiator and inner door through to the kitchen.

### KITCHEN

115" x 109" [3.5m x 3.3m]

Window to the front and fitted to an exceptional standard with a broad range of contemporary style wall and base units with corian work tops and matching upstands incorporating a twin bowl sink unit. Matching island unit with a Nikola Tesla Elisa induction hob that incorporates a down draft extractor fan and integrated weighing scales. Built in self cleaning oven with glide & slide door, matching fan assisted grill, integrated warming draw, full height larder style fridge and integrated dishwasher. Contemporary style central heating radiator and luxury kardean flooring. Steps lead down to the adjoining dining room.



### DINING ROOM

119" x 111" [3.6m x 3.4m]

Windows to the side and rear, vertical contemporary style central heating radiator and a further range of fitted full height cupboards, one of which conceals a freezer.



### INNER HALLWAY

Built in cloaks cupboard and composite rear entrance door. Further doorway to the hallway up to the stairs.

### LIVING ROOM

22'3" x 12'9" [max] [6.8m x 3.9m [max]]

Full height pair of sliding doors providing access straight out onto the patio to the rear. Velux roof light for additional natural light, picture rail, stained and varnished floorboards and a beautiful stone fireplace housing a large Stovax cast iron multi fuel stove. Double central heating radiator.



### UTILITY ROOM

12'9" x 6'6" [3.9m x 2.0m]

Window to the front and fitted with a range of cream fronted kitchen style cupboards with butchers block style laminate worktop incorporating stainless steel sink unit. Space and plumbing for a washing machine and tumble dryer, double central heating radiator and a tall cupboard containing the Viessmann gas fired central heating boiler.

### W.C.

6'6" x 4'3" [2.0m x 1.3m]

Frosted window to the side, part tiled walls and fitted with a quality two piece white and chrome cloakroom suite comprising vanity wash basin with cupboard under and wall mounted w.c. with concealed cistern. Central heating radiator.

### CELLAR ROOM ONE

13'1" x 7'2" [4.0m x 2.2m]

A well lit cellar providing useful additional storage space and having a central heating radiator. Archway through to the cellar room two.

### CELLAR ROOM TWO

13'1" x 7'2" [4.0m x 2.2m]

Electrical light and power.

### FIRST FLOOR LANDING

Window to the side and a taller window to the rear taking full advantage of the views over the back garden and countryside beyond. Central heating radiator.

### PRINCIPAL BEDROOM SUITE

#### BEDROOM ONE

13'5" x 11'1" [4.1m x 3.4m]

Wide sliding doors with a glazed balustrade maximising the far reaching views over the stunning garden and countryside of the Coxley Valley beyond. Two velux roof lights for additional natural light and central heating radiator.



#### DRESSING ROOM

7'10" x 5'2" [2.4m x 1.6m]

Velux roof light set into the characterful sloping ceiling, full width range of fitted wardrobes with sliding doors and double central heating radiator.

#### EN SUITE SHOWER ROOM/W.C.

7'10" x 4'7" [2.4m x 1.4m]

An opaque glass pocket door, tiled walls and floor, frosted window to the front, velux roof light for additional natural light and fitted with a high quality three piece suite comprising wet room style shower with twin head showers, vanity wash basin with drawers under and wall mounted w.c. Heated towel rail and extractor fan.

#### BEDROOM TWO

15'5" x 9'2" [max] [4.7m x 2.8m [max]]

Large window enjoying the views to the rear, double central heating radiator, picture rail and fitted wardrobes with cupboards over.

#### BEDROOM THREE

10'5" x 6'6" [3.2m x 2.0m]

Window to the front and an old school style radiator.

#### SHOWER ROOM/W.C.

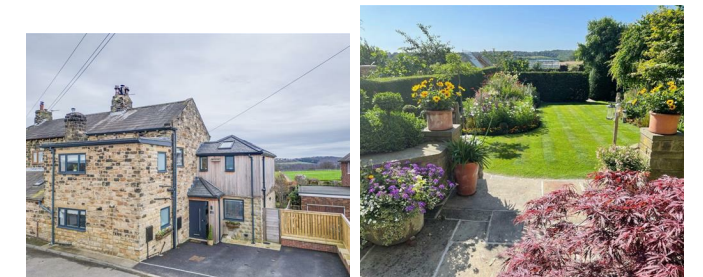
6'6" x 6'2" [2.0m x 1.9m]

Frosted window to the side, tiled walls and floor and fitted to a lovely standard with a three piece contemporary style suite comprising walk in shower cubicle with twin head shower and glazed screen, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Illuminated mirror, extractor fan and heated towel rail.



## OUTSIDE

To the front the property has a driveway providing off street side by side parking for two vehicles. To the rear of the house there is a fantastic garden with a stone paved patio area that has steps that lead down to a beautifully kept lawn with shaped and well stocked beds and borders. Beyond the lawn is a stone paved patio area with two raised vegetable beds, sheltered wooden sitting area, further sunken sheltered sitting area and to the rear is a large aluminium powder coated greenhouse and wooden fuel and tool store. A beech hedge forms the rear boundary to the property, beyond which are farmers fields flowing down to the Stoneycliffe Wood Nature Reserve in Coxley Valley.



## COUNCIL TAX BAND

The council tax band for this property is C.

## FLOOR PLANS

These floor plans are only a rough guide and are not intended to be an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

## VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.