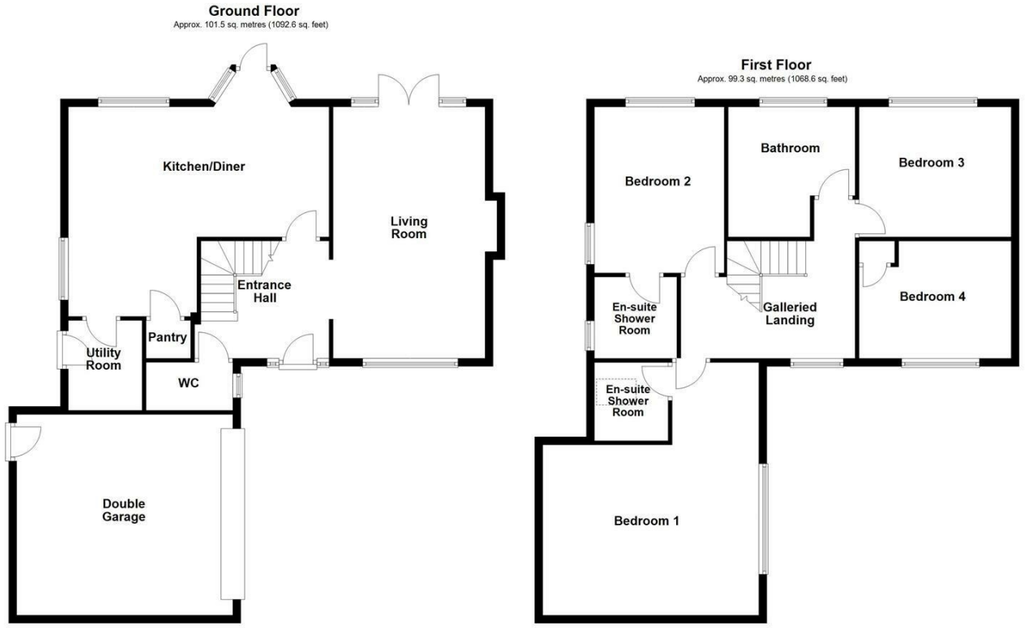


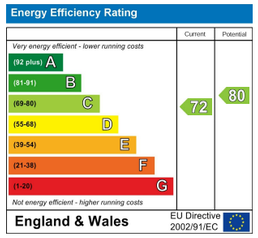
Total area: approx. 200.8 sq. metres (2161.2 sq. feet)

IMPORTANT NOTE TO PURCHASERS
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*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
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.

PROPERTY ALERTS
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
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

12, The Old Woodyard, Stocksmoor Road, Midgley, Wakefield, WF4 4JF

For Sale Freehold £475,000

Offering substantial and versatile accommodation throughout spreading over 2161 square foot, this stunning four double bedroom detached house offered with no chain and boasts ample reception space, a double garage, modern fitted en suite shower rooms and an enclosed rear garden, making this property certainly not one to be missed.

This stunning family home is entered via a welcoming central reception hallway that has a downstairs W.C. off to the side. There is an opening into the main living room and has French doors out onto the rear patio as well as an attractive feature fireplace. There is also entry into a generously sized kitchen dining room with granite work surfaces which provides access to the rear garden, the utility room and the pantry. Upstairs, to the first floor landing, the master bedroom has a contemporary fitted en suite. The second double bedroom also has en suite facilities, with the two further bedrooms both served by a well appointed house bathroom. Outside, to the front is a tarmac double driveway providing ample off road parking, with an electric vehicle charging point, sensor lighting, and access to the double garage via an electric up-and-over door. A paved pathway leads to the covered timber porch and utility entrance. The enclosed rear garden is mainly laid to lawn with a paved seating area, decorative rockery borders with palm trees, fenced boundaries, outside lighting, and hot and cold water supply.

Midgley is a highly sought after rural village situated approximately six miles south west of Wakefield city centre. The M1 motorway is easily accessible, making the location ideal for commuters wishing to travel further afield.

Simply a superb family home, and an early viewing is highly recommended to fully appreciate the space, presentation, and location this property has to offer.

ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leads into the entrance hall, having two UPVC double glazed frosted panel windows on either side of the door. There is a staircase with handrail leading up to the gallery landing above, exposed beam, inset spotlights to the ceiling, and a feature archway into the living room. Two solid wooden doors provide access into the kitchen diner and the downstairs WC. There is a contemporary wall mounted vertical radiator in white and a small cupboard door providing access to the understairs storage cupboard, with laminate flooring throughout.

DOWNSTAIRS W.C.

3'9" x 7'2" (1.16m x 2.20m)

Comprising a pedestal wash basin with mixer tap and tiled splashback, low flush WC, laminate flooring, chrome ladder style radiator, inset spotlights to the ceiling, wall mounted extractor fan, and a timber double glazed frosted window to the front aspect.

LIVING ROOM

12'6" x 20'10" (3.82m x 6.37m)

Having an inglenook fireplace with gas fire set on a Yorkshire stone hearth with decorative brick surround and interior. Two exposed wooden beams and inset spotlights to the ceiling, two central heating radiators, a timber double glazed window to the front aspect, and a set of timber double glazed French doors to the rear garden with timber double glazed panel windows on either side.

KITCHEN DINER

21'7" x 17'2" (max) x 10'7" (min) (6.59m x 5.25m (max) x 3.24m (min))

Laminate flooring to the dining section with central radiator, bay window with timber double glazed door leading into the rear garden with side panels, exposed beam and inset spotlights to the ceiling. Open plan with a range of wall and base units with granite work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and grill with integrated microwave above, separate five ring gas hob with stainless steel splashback and extractor hood over. Two further timber double glazed windows (rear and side) providing dual aspect. Fully tiled floor within the kitchen section, plumbing for dishwasher, space for under counter appliances, additional central radiator, and space for large freestanding fridge freezer. Two solid wooden doors lead to the pantry cupboard and utility room. Pantry cupboard has fixed shelving and inset spotlight.

UTILITY ROOM

8'0" x 6'4" (2.45m x 1.95m)

Fitted with a range of wall and base units with laminate work surface over, stainless steel sink with swan neck mixer tap, plumbing for washing machine, space for tumble dryer, inset spotlights to the ceiling, extractor, and stable style door.

FIRST FLOOR LANDING

There is a gallery landing with central radiator, inset spotlights, timber double glazed window to the front elevation, and loft access with fitted ladder, partial boarding and light. Five doors provide access to four double bedrooms and the house bathroom.

BEDROOM ONE

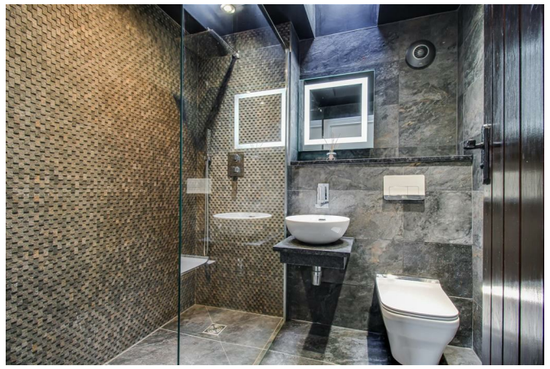
17'7" x 21'4" (max) x 14'2" (min) (5.37m x 6.51m (max) x 4.32m (min))

Timber double glazed window to the front elevation, central heating radiator, inset spotlights, range of fitted wardrobes with shelving, and solid door leading to en suite.

EN SUITE SHOWER ROOM

6'5" x 6'8" (1.98m x 2.04m)

Three piece suite comprising walk in shower cubicle with glass screen, mixer shower with rainfall head and attachment, circular wash basin set into granite vanity with mixer tap, low flush WC with concealed cistern, fully tiled walls and floor, chrome ladder radiator, inset spotlights, extractor fan, LED mirror, and timber double glazed Velux window.



BEDROOM TWO

13'9" x 10'4" (4.20m x 3.16m)

Timber double glazed windows to rear and side elevations providing dual aspect, central heating radiator, and solid wooden door leading to en suite.

EN SUITE SHOWER ROOM

6'9" x 6'7" (2.07m x 2.02m)

Comprising low flush WC, pedestal wash basin with chrome mixer tap and tiled splashback, shaving socket, extractor fan, timber double glazed frosted window to side, chrome ladder radiator, and curved corner shower cubicle with glass doors and mixer shower with rainfall head, fully tiled within the cubicle.

BEDROOM THREE

12'6" x 10'7" (3.83m x 3.25m)

Timber double glazed window to the rear elevation, central heating radiator, inset spotlights to the ceiling. Currently utilised as a home office.

BEDROOM FOUR

12'6" x 9'11" (3.83m x 3.03m)

Timber double glazed window to the front elevation, central heating radiator, inset spotlights, and door to built in single wardrobe.

HOUSE BATHROOM

10'9" x 10'7" (max) x 7'4" (min) (3.29m x 3.25m (max) x 2.26m (min))

Comprising a three piece suite including freestanding roll top bath with claw feet and central mixer tap, low flush WC, pedestal wash basin with mixer tap, half tiled walls, fully tiled floor with tiled upstands, chrome ladder radiator, inset spotlights, extractor fan, and timber double glazed frosted window to the rear elevation.

GARAGE

18'8" x 16'6" (5.69m x 5.05m)

Having power and light, with solid wooden rear door providing access to the side pathway.

OUTSIDE

To the front of the property is a tarmac double driveway providing ample parking for several vehicles, electric car charging point, outside sensor light, and electric up-and-over double garage door. A paved pathway runs down the side of the garage leading to the rear covered timber porch with tiled roof over the utility door. Timber gate provides access to the enclosed rear garden, mainly laid to lawn with paved patio seating area, rockery style borders with palm trees, fenced boundaries, outside lighting, and hot and cold water connection beneath the kitchen window.

COUNCIL TAX BAND

The council tax band for this property is G.

FLOOR PLANS

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

EPC RATING

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

VIEWINGS

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