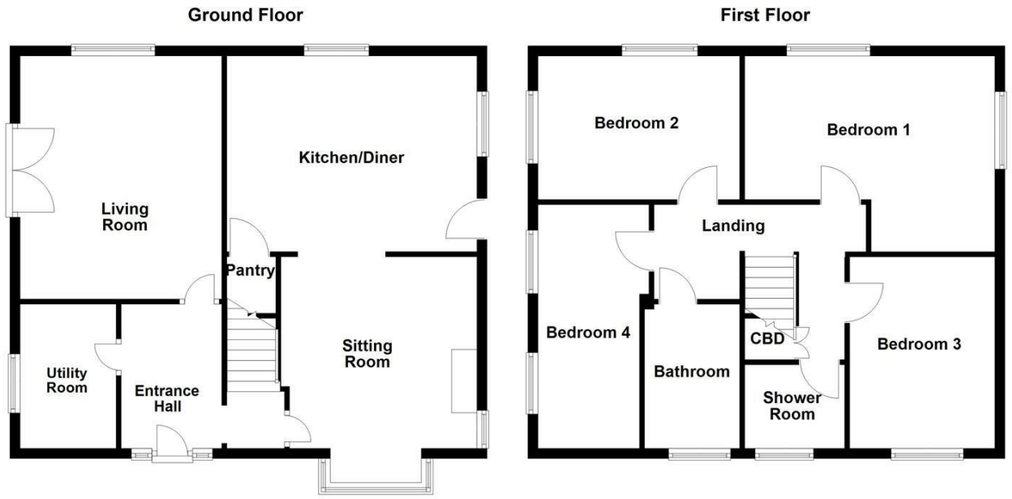
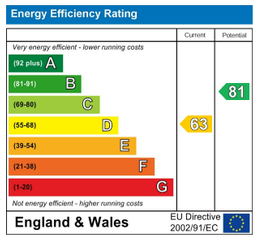


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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

Oakland House, 92 Sandy Lane, Middlestown, Wakefield, WF4 4PP

For Sale Freehold Offers Over £600,000

Situated on a generous sized plot with fantastic open aspect views of fields to the rear sits this superbly appointed four bedroom detached family home benefitting from spacious accommodation, gated driveway parking furthered by detached and single garages and landscaped gardens to all sides.

The property briefly comprises of the entrance hall, utility room, living room, sitting/dining room and kitchen/dining room. The first floor landing leads to four double bedrooms, four piece house bathroom/w.c. and shower room/w.c. Outside, Indian stone paved steps lead to the front door, accompanied by a pebbled seating area and pathway leading to the rear garden, where an expansive lawned garden wraps around the property, offering open field views and a timber decked patio ideal for entertaining. The property benefits from cast iron gates leading to a spacious driveway with a turning circle, a detached double garage and to the other side of the property is a larger than average single garage.

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.

A fantastic home ideal for the growing family, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly advised to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with glass panels, engineered oak floor, two contemporary radiators, staircase to the first floor landing and doors to the utility room, living room and sitting/dining room.

UTILITY ROOM
6'8" x 8'10" (2.04m x 2.70m)
Range of wall and base units with solid wooden work surface over and Belfast ceramic sink with swan neck mixer tap, plumbing for a washing machine, UPVC double glazed window overlooking the side garden, ladder style radiator, fully tiled floor and cupboard housing the combi condensing boiler.

LIVING ROOM
15'9" x 14'10" (4.81m x 4.54m)
Engineered oak flooring, coving to the ceiling, two contemporary radiators, large UPVC double glazed window overlooking the open aspect rear views and a set of UPVC double glazed French doors to the side garden.

SITTING/DINING ROOM
11'11" (min) x 12'8" (max) x 12'5" (3.64m (min) x 3.88m (max) x 3.79m)
Coving to the ceiling, UPVC double glazed windows overlooking the front and side aspect, contemporary radiator, engineered oak flooring and cast iron wood burner on a stone hearth with solid wooden mantle, fixed shelving and built in cupboards. Feature archway providing access into the kitchen/diner.

KITCHEN/DINER
12'8" x 15'10" (3.88m x 4.84m)
Range of wall and base shaker style units with solid wooden work surface over incorporating Belfast ceramic sink with swan neck mixer tap, Range cooker with five ring gas burner and cooker hood. Space for a large fridge/freezer, integrated dishwasher, UPVC double glazed windows to the side and rear aspect. Spotlights, solid wooden side door and door to a pantry cupboard with fixed shelving and light.

FIRST FLOOR LANDING
Doors to four bedrooms, bathroom and separate shower room. Loft access and contemporary radiator.

BEDROOM ONE
9'3" (min) x 12'9" (max) x 16'0" (2.84m (min) x 3.90m (max) x 4.89m)
UPVC double glazed windows to the side and rear elevation, coving to the ceiling, contemporary radiator and solid wooden floor.

BEDROOM TWO
UPVC double glazed windows to the side and rear elevation with stunning far reaching valley views, coving to the ceiling and contemporary radiator.

BEDROOM THREE
9'8" x 12'5" (2.95m x 3.81m)
UPVC double glazed window to the front elevation and contemporary radiator.

BEDROOM FOUR
7'5" (max) x 6'7" (min) x 15'10" (2.27m (max) x 2.02m (min) x 4.85m)
Coving to the ceiling, UPVC double glazed windows overlooking the side elevation and contemporary radiator.

BATHROOM/W.C.
8'7" x 6'8" (2.63m x 2.04m)
Four piece suite comprising freestanding roll top bath with claw feet and centralised mixer tap, shower cubicle with mixer shower, low flush w.c. and vanity wash hand basin. Spotlights, chrome ladder style radiator, fully tiled floor and UPVC double glazed frosted window overlooking the front elevation.

SHOWER ROOM/W.C.
6'2" x 6'0" (1.88m x 1.85m)
Three piece suite comprising shower cubicle with mixer shower, low flush w.c. and vanity wash hand basin. Part tiled walls, contemporary radiator, spotlights, extractor fan and UPVC double glazed frosted window overlooking the front elevation.

OUTSIDE
To the front of the property Indian stone paved steps lead to the front door with a pebbled seating area and pebbled pathway leading round into the rear garden. An attractive lawned garden flows around the side of the property to the rear with fantastic open aspect field views to the rear and timber decked patio area, perfect for entertaining and dining purposes with a rockery style border. The property has cast iron gates providing access onto a driveway with turning circle providing ample off road parking with a detached garage with electric up and over door, power and light and useful storage space. To the other side of the property is a larger than average single detached garage with manual up and over door.

PLEASE NOTE
Please be advised the property has a septic tank.

COUNCIL TAX BAND
The council tax band for this property is E.

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.

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.