WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

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

For Sale Freehold Offers In The Region Of £485,000

Meticulously presented throughout is this deceptively spacious semi detached home, boasting ample reception space, a stunning open plan kitchen/dining room, a double garage and ample off road parking, this property is certainly not one to be missed.

This beautifully arranged home offers well balanced living space across two floors, featuring a generous reception hall that opens into a spacious living room and an open plan kitchen with adjoining dining area. The ground floor also includes a practical entrance/utility room and a convenient downstairs W.C.. Upstairs, a galleried landing leads to four well proportioned bedrooms. The bedroom one benefits from its own en suite bathroom, while bedroom two has access to a separate en suite shower room. Bedrooms three and four are also comfortably sized and enjoy good natural light. Outside, the property is approached via a sweeping resin driveway with light grey block edging, offering ample parking and access to both the side entrance/utility room and the double garage, which includes a timber rear door and twin electric roller doors. Steps lead to a cast-iron gate opening into the enclosed rear garden, which features a U shaped timber decked patio ideal for entertaining, heat lamps, a long lawn with raised planted border, a rear tree, a paved seating area, and full perimeter fencing for privacy.

Midgley is a highly sought after rural village, situated a little over six miles to the south west of Wakefield city centre. The M1 motorway is readily accessible, ideal for the commuter wishing to work or travel further afield.

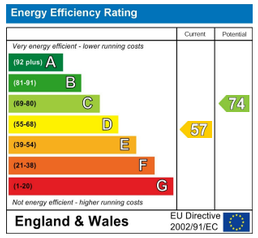
Simply a superb family home and an early viewing comes highly recommended to fully appreciate what the property has to offer and to avoid any disappointment.

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.

ACCOMMODATION

RECEPTION HALL
13'6" x 11'9" (4.14m x 3.60m)
Entrance via a UPVC double glazed entrance hall with UPVC double glazed windows to the front, filling the space with natural light. A spacious hall with gallery landing above exposed beams, staircase with handrail to the first floor landing, door into the kitchen and an opening to the living room.

LIVING ROOM
20'8" x 15'9" (max) x 11'11" (min) (6.32m x 4.81m (max) x 3.64m (min))
UPVC double glazed windows to the front and rear, central heating radiator, electric fire set into a stone hearth with a brick chimney breast, spotlights and exposed beams.

KITCHEN
15'5" x 10'7" (4.70m x 3.25m)
UPVC double glazed windows to the rear and side, exposed timber beams, spotlights. A range of wall and base units with quartz worksurface and upstands, Belfast ceramic double sink, central island with five ring gas hob. Space for an American style fridge freezer, integrated bin drawer, oven and grill, microwave, full size dishwasher.

DINING ROOM
6'7" x 8'6" (2.03m x 2.61m)
UPVC double glazed French doors to the rear garden, central heating radiator.

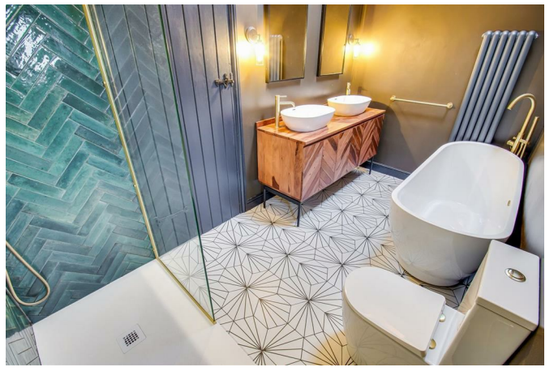
UTILITY ROOM
6'4" x 5'1" (1.94m x 1.55m)
Door into the downstairs W.C., opening into the kitchen, wall units, plumbing and drainage for a washing machine.

DOWNSTAIRS W.C.
3'8" x 4'9" (1.14m x 1.46m)
Frosted UPVC double glazed window to the front, contemporary radiator, spotlights, timber wall panelling. Wall hung marble basin with mixer tap, low flush W.C..

FIRST FLOOR LANDING
A galleried landing with a central heating radiator, exposed beams and doors to four bedrooms and a storage cupboard.

BEDROOM ONE
13'11" x 11'9" (4.26m x 3.60m)
Dual aspect windows with UPVC double glazing to the rear and side, wall mounted air conditioning unit, exposed timber beams, fitted wardrobe with sliding doors, central heating radiators and a door into the en suite bathroom.

EN SUITE BATHROOM
6'4" x 11'8" (1.95m x 3.56m)
Frosted UPVC double window to the front, double glazed Velux window, exposed timber beams, fully tiled floor, contemporary radiator, spotlights, extractor fan. Five piece suite with two wash basins with brass mixer taps and a solid wood vanity unit, freestanding bath with floor mounted brass mixer tap, low flush W.C. and a walk-in shower with rain head and handheld attachments.



BEDROOM TWO
10'2" x 13'5" (3.10m x 4.09m)
UPVC double glazed window to the rear with timber shutters, contemporary radiator, fitted wardrobes, exposed timber beams, door into the en suite shower room.

EN SUITE SHOWER ROOM
5'0" x 7'9" (max) x 3'10" (min) (1.53m x 2.37m (max) x 1.19m (min))
UPVC Velux window, extractor fan, tiled floor, central heating radiator, exposed timber beams. Low flush W.C., enclosed shower with bi-folding glass door and mixer shower, pedestal wash basin.

BEDROOM THREE
9'5" x 11'11" (max) x 8'2" (min) (2.88m x 3.64m (max) x 2.50m (min))
UPVC double glazed window to the front, central heating radiator, fitted wall cabinet with storage, exposed timber beams.

BEDROOM FOUR
10'2" x 6'8" (3.10m x 2.04m)
UPVC double glazed window to the rear, central heating radiator, exposed timber beams.

OUTSIDE
To the front of the property there is a sweeping resin driveway with light grey block edging providing ample parking. A paved path leads to the side entrance door and utility room, a further path leads to a double garage with timber rear door and twin electric roller doors at the front, steps lead to a cast iron gate accessing the enclosed rear garden. To the rear of the property the garden features a 'U' shaped timber decked patio ideal for entertaining, heat lamps and a long lawn with raised border, a tree at the rear, a paved corner area, and fencing on all sides.

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.

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.