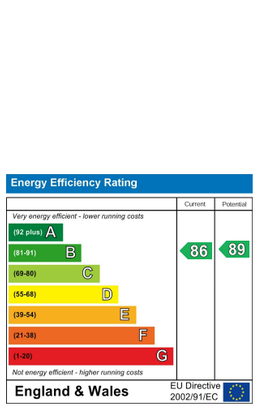


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



Coxley Yarn House, Coxley Lane, Middlestown, Wakefield, WF4 4PU

For Sale Freehold Offers In The Region Of £850,000

Individually designed and built to exacting standards, this exceptional family home has been thoughtfully conceived to combine elegance, practicality and contemporary living. Showcasing a consistent theme of style and sophistication throughout and extending to approximately 3,200 sq ft, the property offers substantial and highly versatile accommodation ideally suited to the demands of modern family life and entertaining.

The accommodation is approached via a welcoming entrance hall, which leads through to the stunning open plan kitchen, dining and family room. Forming the heart of the home, this impressive space has been designed for both everyday living and entertaining, with feature bi-folding doors opening onto a porcelain tiled sun terrace with glass balustrading, creating a seamless connection between the interior and outdoor space. A substantial laundry room incorporating a WC completes the principal ground floor accommodation. A staircase leads down to the lower ground floor, where a particularly generous and versatile room provides the perfect setting for a fifth bedroom, games room, cinema room or additional family space. Access is also provided to the integral garage from this level. To the first floor are four further well proportioned bedrooms. The impressive principal bedroom suite benefits from a walk in dressing room and stylish contemporary en suite shower room, while bedroom two also enjoys its own en suite shower room. The remaining bedrooms are served by a beautifully appointed contemporary family bathroom. Externally, the property is approached via a generous tarmacadam driveway incorporating block paved detailing, providing ample off road parking and leading to the integral garage. To the rear is a beautifully landscaped garden featuring a porcelain tiled terrace, providing an impressive setting for al fresco dining, entertaining and relaxation. The elevated sun terrace accessed directly from the open plan living space further enhances the exceptional indoor-outdoor lifestyle offered by this home.

Enjoying a select position adjacent to the highly regarded Coxley Woods, the property is ideally placed for scenic woodland walks while remaining within easy reach of a range of local amenities, including shops and schools, together with regular bus services nearby.

A truly impressive family home combining substantial accommodation, contemporary design and a high specification throughout. An early viewing is highly recommended to fully appreciate the exceptional space, versatility and quality on offer.



ACCOMMODATION

ENTRANCE HALL
Composite entrance door with frosted UPVC double glazed side panel leading into the entrance hall. Porcelain tiled flooring with underfloor heating, recessed spotlights to the ceiling and UPVC double glazed window overlooking the side elevation. Staircases provide access to the first floor and lower ground floor. Double opening leads through to the open plan kitchen diner, with further doors providing access to the living room, utility/laundry room and useful storage cupboard.

LIVING ROOM
15'9" x 17'5" [4.82m x 5.33m]
UPVC double glazed French doors opening onto the rear, feature media wall, recessed spotlights to the ceiling and underfloor heating.



LAUNDRY/UTILITY ROOM
24'9" x 10'2" [7.56m x 3.12m]
A particularly spacious utility/laundry room fitted with a contemporary range of units with solid wood work surfaces over. Porcelain tiled flooring with underfloor heating, recessed spotlights to the ceiling and UPVC double glazed windows overlooking the side and rear elevations. Space and plumbing for a washing machine, space for a tumble dryer and a useful seated/storage area. Access is provided to the downstairs W.C. and a further landing area.

W.C.
Fitted with a concealed cistern low flush W.C. and contemporary wash basin set above a freestanding drawer unit. Porcelain tiled flooring with underfloor heating and recessed spotlights to the ceiling.

OPEN PLAN KITCHEN/DINER
22'5" x 19'4" [6.84m x 5.91m]
An impressive contemporary kitchen fitted with a bespoke range of solid wood wall and base units with quartz work surfaces over, incorporating an inset stainless steel sink with matching quartz drainer. A substantial central island combines quartz work surfaces with a solid wood breakfast bar area. Integrated appliances include a wine cooler, combination microwave with warming drawer, Neff oven and grill, Neff five ring induction hob with quartz splashback and contemporary stainless steel extractor hood above, together with an integrated dishwasher. Space for an American style fridge freezer, soft-close cabinetry, recessed spotlights, porcelain tiled flooring with underfloor heating and timber framed double glazed window overlooking the rear. Feature aluminium framed double glazed bi-folding doors open directly onto the terrace.

FAMILY ROOM
15'8" x 14'0" [4.78m x 4.28m]
Feature media wall, porcelain tiled flooring with underfloor heating and UPVC double glazed French doors opening onto the terrace.



REAR TERRACE
10'5" x 20'8" [3.18m x 6.32m]
Porcelain tiled terrace with glazed balustrade, providing an excellent space for outdoor dining and entertaining. External power points are also provided.

LOWER GROUND FLOOR - GAMES/CINEMA ROOM/BEDROOM
33'10" x 15'9" [10.33m x 4.81m]
A substantial and highly versatile lower ground floor room, suitable for a variety of uses including an additional bedroom with dressing area, games room, cinema room or home gym. LVT flooring, two central heating radiators, recessed spotlights and UPVC double glazed French doors with glazed side panels. Door providing direct access into the integral double garage.

INTEGRAL DOUBLE GARAGE
19'5" x 19'7" [5.94m x 5.97m]
Integral double garage with electrically operated door, power and lighting. The property's heating system and boiler are also housed within the garage.

FIRST FLOOR LANDING
Central heating radiator, UPVC double glazed window overlooking the rear elevation and solid wood internal doors providing access to five bedrooms and the house bathroom.

BEDROOM ONE
14'1" x 15'8" [4.30m x 4.80m]
UPVC double glazed windows overlooking the front and side elevations, central heating radiator and recessed spotlights to the ceiling. Opening through to the walk-in dressing room.



DRESSING ROOM
7'5" x 5'11" [2.28m x 1.82m]
Recessed spotlights to the ceiling and a bespoke range of fitted storage furniture. Door providing access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'0" x 7'11" [1.84m x 2.43m]
Fitted with a contemporary suite comprising concealed cistern low flush W.C., wash basin set within wall mounted vanity storage and walk-in shower enclosure with mixer shower and separate shower attachment. Fully tiled walls and flooring, chrome ladder style heated towel radiator, recessed spotlights and frosted UPVC double glazed window overlooking the side elevation.

BEDROOM TWO
12'8" x 11'5" [3.87m x 3.50m]
UPVC double glazed window overlooking the front elevation and central heating radiator. Door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
5'8" x 6'2" [1.74m x 1.88m]
Fitted with a contemporary suite comprising concealed cistern low flush W.C., wash basin set within wall mounted vanity drawers and corner shower enclosure with mixer shower and separate shower attachment. Fully tiled walls and flooring, chrome ladder style heated towel radiator, recessed spotlights and frosted UPVC double glazed window overlooking the side elevation.

BEDROOM THREE
15'11" x 10'2" [4.87m x 3.12m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and recessed spotlights to the ceiling.

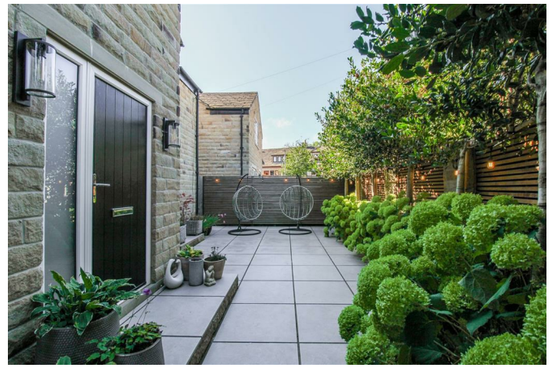
BEDROOM FOUR
17'4" x 9'8" [5.30m x 2.97m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and recessed spotlights to the ceiling.

BEDROOM FIVE/DRESSING ROOM
12'10" x 7'4" [3.93m x 2.26m]
Currently utilised as a dressing room and fitted with a bespoke range of storage furniture. Central heating radiator, recessed spotlights, loft access and UPVC double glazed window overlooking the front elevation.

HOUSE BATHROOM/W.C.
10'6" width x 10'10" [3.21m width x 3.31m]
Superbly appointed with a contemporary suite comprising concealed cistern low flush W.C., wash basin set within vanity storage, generous walk-in shower enclosure with mixer shower and separate shower attachment, and a large freestanding bath with waterfall style tap. Fully tiled walls and flooring, chrome ladder style heated towel radiator, recessed spotlights and frosted UPVC double glazed window overlooking the side elevation.



OUTSIDE
To the front is a tarmacadam driveway incorporating a block paved garden area and providing ample off road parking. The driveway leads to the integral double garage with electrically operated door. To the rear is a private and attractively landscaped enclosed garden incorporating porcelain tiled patio areas, ideal for outdoor dining and entertaining.



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.

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.