Richard Kendall Estate Agent

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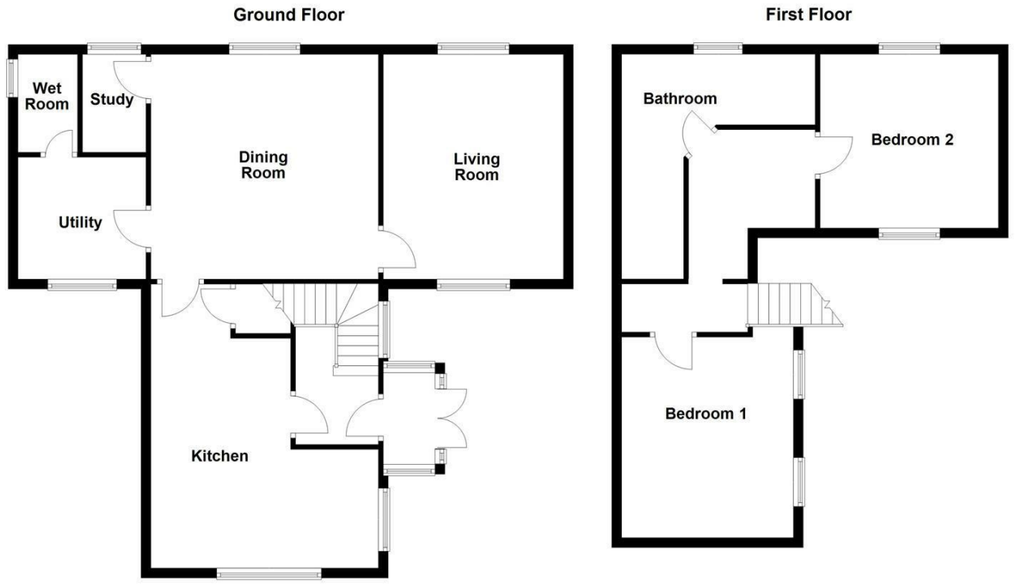


24 Coxley Lane, Middlestown, Wakefield, WF4 4PU

For Sale Freehold Offers In The Region Of £695,000

A stunning detached L-shaped two double bedroomed cottage tucked away in a large 0.35 acre plot in this highly desirable enclave yet within very easy reach of local facilities.

Beautifully presented to an impressive standard in a captivating cottage style, this deceptively spacious family home is approached via a welcoming reception hall that leads through into an L-shaped kitchen, characterfully fitted out and enjoying great views over the gardens. A central dining room has a feature fireplace and leads through into a separate sitting room that has a further fireplace with a wood burning stove. There is a useful separate study area in addition, as well as a utility room and a downstairs wet room. To the first floor there are two characterful double bedrooms, both with attractive sloping ceilings and views over the gardens and countryside around. The family bathroom is also fitted to an impressive standard. Outside, the property is approached via an automated gate that leads into a broad L-shaped parking and turning area in front of a large garage block. There is a formal front garden laid mainly laid to lawn, as well as a York stone paved patio sitting area. Steps then lead up to terraced lawns that take full advantage of the rural surroundings in this highly sought after area.

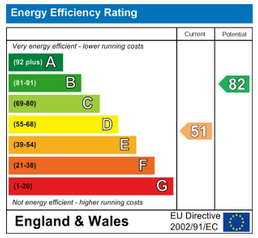
Middlestown is a lovely rural village combining all of the country charm with a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield which has a mainline railway station and ready access to the national motorway networks.

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

STORM PORCH
6'6" x 3'3" (2.0m x 1.0m)
Leaded windows to three sides and double doors out to the patio. Stone paved flooring and lovely period studded wooden front entrance door through to the reception hall.

RECEPTION HALL
10'9" x 5'2" (3.3m x 1.6m)
Heavy beamed ceiling, dado rail, ceramic tiled floor, old school style radiator and wooden staircase up to the first floor.

LIVING ROOM
15'1" x 12'1" (4.6m x 3.7m)
Windows to two elevations, dado rail, two old school style radiators and fantastic feature fireplace with wooden surround, brick insert and stone hearth housing a cast iron multi fuel stove.

DINING ROOM
15'1" x 15'1" (4.6m x 4.6m)
Window to the rear, old school style radiator, wood strip flooring and further feature fireplace with wooden surround, brick insert and hearth housing a cast iron multi fuel stove.

STUDY
6'10" x 4'3" (2.1m x 1.3m)
Window to the rear, old school style radiator and continuation of the wood strip flooring.

KITCHEN
19'0" x 15'5" (max) (5.8m x 4.7m (max))
A lovely L-shaped kitchen fitted with a bespoke range of wooden fronted wall and base units with quartz stone worktops incorporating ceramic Belfast style sink with drainer. Provision for a gas fired Range style cooker with filter hood over, cupboards housing space and provision for an under counter fridge and dishwasher. Windows to the front and side, ceramic tiled floor, ornate beamed ceiling and a useful understairs store.

UTILITY ROOM
8'10" x 7'6" (2.7m x 2.3m)
Window to the front, range of fitted cupboards, ceramic sink unit with wooden drainer, space and plumbing for a washing machine, old school style radiator, York stone flooring and original gothic style external door to the side.

WET ROOM/W.C.
6'6" x 4'3" (2.0m x 1.3m)
Wet room style shower and high level flush w.c. Extractor fan, central heating radiator, frosted window to the side, part tiled walls and tiled floor.

FIRST FLOOR LANDING
Central landing with fitted cupboards and old school style radiator.

BEDROOM ONE
16'4" x 11'5" (max) (5.0m x 3.5m (max))
Windows to the front and side, old school style radiator and bespoke fitted cupboards.

BEDROOM TWO
12'1" x 11'1" (max) (3.7m x 3.4m (max))
Characterful sloping ceilings, old school style radiator, fitted cupboard, windows to the front and rear.

BATHROOM/W.C.
11'9" x 11'1" (max) (3.6m x 3.4m (max))
Beautifully fitted with a double fitted slipper style bath with shower attachment, pedestal wash basin and low suite w. .c Window to the rear, old school style radiator and part panelled walls.

OUTSIDE
The property is approached via automated gates that lead onto an L-shaped gravelled driveway that provides ample off street parking in front of the garage block. To the front of the house there is a lovely level lawn and further York stone paved sitting area. Steps then lead up to the main garden area which has terraced lawns and a planted gazebo. In total the ground extends to a total plot size of 0.35 acres.

GARAGE BLOCK
37'4" x 17'8" (11.4m x 5.4m)
Windows and doors onto a driveway, electric, light and power. Good ceiling height and an inspection pit. This valuable additional building provides scope for a variety of different uses or indeed development into annex style accommodation, subject to gaining all necessary consents.

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

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.