







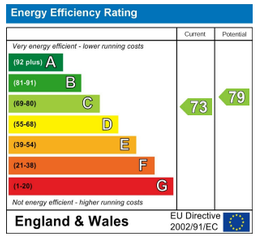

Total area: approx. 214.2 sq. metres (2305.2 sq. feet)

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,
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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage




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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.

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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.

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# 22 Longroyd Farm, Middlestown, Wakefield, WF4 4QB

## For Sale Freehold £465,000

Enjoying a pleasant cul-de-sac position is this impressive four bedroom detached family home, offering spacious and versatile accommodation arranged over three floors. The property is approached by a tarmac driveway, providing ample off road parking for several vehicles.

The accommodation briefly comprises a generous entrance hall with doors leading to the downstairs WC, integral single garage and the extended open plan kitchen breakfast room. The garage benefits from power and lighting. The kitchen breakfast room is fitted with a range of units and features a central island with breakfast bar, a range cooker and an American-style fridge freezer, both of which the vendors intend to leave. A Velux window and UPVC double glazed French doors provide plenty of natural light and direct access to the landscaped rear garden. A feature archway connects the kitchen with the spacious lounge diner, which enjoys dual aspect windows and a multi-fuel stove, creating an attractive focal point. To the first floor, the landing provides access to three double bedrooms and the house bathroom. Bedroom one benefits from its own en suite shower room. A further staircase leads to the second floor, where there is a versatile office or sitting room. A door provides access to bedroom two, which also benefits from a modern en suite shower room. Large Velux windows to the rear enjoy attractive views across the surrounding valley. Externally, the rear garden has been designed for both entertaining and family living. It features a timber decked seating area, a block paved patio, an attractive lawn and a further paved patio to the side. Well maintained planted borders surround the garden, which is enclosed by stone walls and timber panelled fencing.

The property is well placed within the sought after village of Middlestown, close to local amenities, schools and regular bus routes to Wakefield, Huddersfield and Holmfirth. The M1 motorway network is also within easy reach, making the property ideal for commuters.

Only a full internal inspection will reveal all that this quality family home has to offer, and an early viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL
A composite front entrance door leads into the entrance hall, which has a fully tiled floor, a staircase rising to the first floor landing and a central heating radiator with decorative cover. Four doors provide access to the integral garage, downstairs WC, kitchen breakfast room and lounge diner.

### LOUNGE DINER
27'5" x 13'9" (8.36m x 4.21m )
Having three UPVC double glazed windows enjoying a dual aspect, with two overlooking the rear elevation and one to the side. There is a multi-fuel cast iron stove set on a Yorkshire stone hearth, with a decorative brick chimney breast and solid timber mantle above. The room also has coving to the ceiling, two central heating radiators with decorative covers and a feature archway leading through to the kitchen breakfast room.



### KITCHEN/BREAKFAST ROOM
21'2" x 15'7" (max) x 14'5" (min) (6.47m x 4.77m (max) x 4.41m (min))
Fitted with a range of wall and base units with a combination of granite and solid timber work surfaces. There is a double Belfast-style ceramic sink with swan-neck mixer tap and a central island incorporating a breakfast bar with seating. The kitchen also features a range cooker with five ring gas hob, tiled splashback and extractor hood above, together with an integrated full-size Bosch dishwasher and a plinth heater. An American-style fridge freezer is included within the sale. Further features include a fully tiled floor, inset spotlights to the ceiling, a timber framed double glazed Velux window, two central heating radiators and UPVC double glazed French doors leading to the rear garden.

### DOWNSTAIRS W.C.
5'1" x 2'11" (1.56m x 0.89m)
Fitted with a low flush WC and pedestal wash basin with two chrome taps. There is a fully tiled floor, wall mounted extractor fan and inset spotlights to the ceiling.

### INTEGRAL GARAGE
19'3" x 10'3" (5.89m x 3.14m)
Having a ceramic sink and drainer with swan-neck mixer tap, a wall mounted combination boiler, plumbing for a washing machine and space for an appliance beneath the counter. The garage benefits from power and lighting, with a manual up-and-over door providing access to the front.

### FIRST FLOOR LANDING
Having a double glazed window overlooking the side elevation and doors providing access to three bedrooms and the house bathroom. A further staircase with handrail leads to the second floor.

### BEDROOM ONE
27'7" x 10'11" (max) x 7'9" (min) (8.41m x 3.34m (max) x 2.37m (min))
Having two UPVC double glazed windows overlooking the rear elevation, two central heating radiators and a door leading to the en suite shower room.



### EN SUITE SHOWER ROOM
6'0" x 10'0" (max) x 6'10" (min) (1.85m x 3.05m (max) x 2.09m (min))
Fitted with a three-piece suite comprising an enclosed shower cubicle with glazed door, mixer shower and rainfall shower head, a pedestal wash basin with two chrome taps and a low flush WC. There are fully tiled walls within the shower enclosure, a fully tiled floor, half-height timber clad walls, a central heating radiator, inset spotlights, a wall mounted extractor fan and a frosted UPVC double glazed window overlooking the side elevation.

### BEDROOM THREE
14'3" x 10'1" (4.36m x 3.09m)
Having a UPVC double glazed window overlooking the front elevation and a central heating radiator.



### BEDROOM FOUR
11'3" x 8'10" (3.44m x 2.70m)
Having a UPVC double glazed window overlooking the front elevation and a central heating radiator.

### BATHROOM
11'3" x 7'10" (3.44m x 2.39m)
Fitted with a three-piece suite comprising a freestanding roll-top bath with claw feet, mixer tap and shower attachment, a pedestal wash basin with two taps and a low flush WC. The bathroom has a fully tiled floor, half-height timber clad walls with dado rail above, a central heating radiator, inset spotlights to the ceiling and a frosted UPVC double glazed window overlooking the front elevation.



### SECOND FLOOR OFFICE/SITTING ROOM
13'10" x 10'2" (4.22m x 3.10m)
A versatile office or sitting room with two central heating radiators, a timber framed double glazed Velux window overlooking the rear elevation and inset spotlights to the ceiling. Small doors provide access to useful eaves storage on both sides.

### BEDROOM TWO
13'10" x 16'11" (max) x 8'5" (min) (4.22m x 5.17m (max) x 2.59m (min))
Having two timber framed double glazed Velux windows overlooking the rear elevation and enjoying far-reaching valley views. The room also has a central heating radiator, built-in storage cupboards, access to eaves storage on both sides and a door leading to the en suite shower room.



### BEDROOM TWO EN SUITE
7'5" x 5'1" (2.27m x 1.56m)
Fitted with a three-piece suite comprising a low flush WC, pedestal wash basin with tiled splashback and an enclosed shower cubicle with bi-folding glass door, fully tiled walls and an electric shower. There is also a fully tiled floor, inset spotlights and an extractor fan to the ceiling.

### OUTSIDE
To the front is a tarmac driveway providing ample off road parking for several vehicles. A covered entrance porch has a tiled roof, UPVC cladding and an outside light positioned beside the front door. A paved pathway runs along the left-hand side of the property, with low maintenance decorative stone borders, and leads through a timber gate into the rear garden. The landscaped rear garden features a timber decked patio, a log store and a block paved seating area. Manicured planted borders contain a range of mature trees, shrubs and plants, with solid stone walls enclosing two sides. An attractive lawn leads to a second paved patio area, with further planted borders. There is also an outside water connection, a sensor light and timber panelled fencing.



### 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.