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# Stocksmoor Grange Bungalow Stocksmoor Road, Midgley, Wakefield, WF4 4JQ

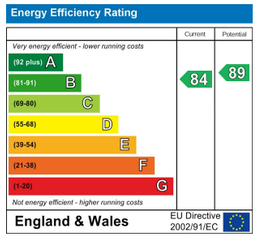
## For Sale Freehold £1,000,000

Offering substantial, versatile and opulent accommodation throughout is this stunning executive five double bedroom detached house built to exacting standards and completed in 2020 to the highest of specifications throughout.

Benefitting from UPVC double-glazing, gas central heating including underfloor heating to the ground floor, the accommodation briefly comprises reception hallway with solid glass balustrade staircase to the first floor galleried landing, downstairs w.c., boot room, snug, ground floor bedroom, contemporary open plan breakfast kitchen/dining/living room and a separate utility room. To the first floor there is the main bedroom with en suite shower room and dressing room, three further double bedrooms, two with en suite facilities in addition to the main house bathroom/w.c. Shared electric gated access to block paved courtyard setting providing off road parking for several vehicles and in turn leading to a double detached garage with multipurpose room/office above, attractive lawned gardens incorporating Indian stone terrace patio area enjoying a high degree of privacy.

Set in this popular location of Midgley yet within easy reach of local amenities including shops schools and local bus routes. There is good access to the motorway network ideal for those looking to travel further afield.

Only a full internal and external appraisal will fully reveal the sumptuous accommodation on offer with this turn-key property.

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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.

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## ACCOMMODATION

### RECEPTION HALLWAY
Composite entrance door with UPVC double glazed frosted windows to either side, double glazed window towards the first floor, solid oak glass balustrade staircase to the first floor landing, porcelain tiled flooring with underfloor heating. Opening into bespoke breakfast kitchen/dining/living room. Solid oak doors to boot room, w.c. snug, bedroom three and utility room. Recessed LED spotlights.

### BREAKFAST KITCHEN/DINING/LIVING ROOM
26'6" x 33'11" (8.09m x 10.36m)
Two tone contemporary solid wood soft close wall and base units incorporating twin Bosch oven and grills, Bosch combi microwave, warming drawer, integrated floor to ceiling fridge and freezer, contemporary Calcutta Quartz breakfast island bar incorporating touch screen Schott Seram induction hob, pan drawers and units, breakfast bar area. Carerra Quartz worktop, upstands and window sill, 1 1/2 sink and Quartz drainer, integrated dishwasher, integrated wine cooler, Porcelain tiled floor with underfloor heating, aluminum framed bi-folding doors to the rear and a further set to the side, two UPVC double glazed windows to the front, recessed LED spotlights, mood lighting to skirting.

### BOOT ROOM
11'8" x 7'5" (3.57m x 2.28m)
UPVC double glazed windows to the front and side, bespoke fitted cloaks cupboard and seating bench over base units, Porcelain tiled floor with underfloor heating, recessed LED spotlights.

### DOWNSTAIRS W.C.
7'10" x 5'6" (2.40m x 1.68m)
Part Porcelain tiled walls, low flush w.c., Porcelain tiled floor, contemporary wash basin over vanity drawer, recessed LED spotlights, underfloor heating.

### BEDROOM FIVE
10'7" x 10'7" (3.23m x 3.23m)
Recessed LED spotlights, underfloor heating, UPVC double glazed window to the side.

### SNUG ROOM
11'8" x 15'1" (3.56m x 4.61m)
UPVC double glazed window to the side, French doors to the rear, underfloor heating, feature media wall unit, inset contemporary fire, recessed LED spotlights.

### UTILITY ROOM
9'1" x 10'2" (2.79m x 3.11m)
Calcutta Quartz work surface over base units, plumbing for washing machine, space for condensing dryer, 1 1/2 sink and Quartz drainer, UPVC double glazed windows to the rear and side, composite door to the side, Porcelain tiled floor with underfloor heating.

### FIRST FLOOR GALLERIED LANDING
Recessed LED spotlights, solid oak doors to bedrooms, bathroom and boiler room. Loft access, controls for super efficient heating system.

### BOILER ROOM
Condensing boiler system.

### BEDROOM ONE
19'10" x 13'8" (6.06m x 4.19m)
UPVC double glazed window to the rear, recessed LED spotlights, two radiators, doors to dressing room and en suite shower room/w.c.

### EN SUITE SHOWER ROOM/W.C.
7'0" x 7'1" (2.14m x 2.17m)
Walk in shower with a rain water head and separate mixer shower attachment, contemporary wash basin over drawer unit, low flush contemporary w.c., Porcelain tiled floor, Capri Quartz tiled walls, recessed LED spotlights, heated chrome towel radiator, UPVC double glazed Velux window to the side.

### DRESSING ROOM
7'7" x 10'1" (2.33m x 3.09m)
Bespoke fitted wardrobes to two walls with mirrored doors, recessed LED spotlights, UPVC double glazed window to the side and radiator.

### HOUSE BATHROOM/W.C.
14'11" x 7'4" (4.55m x 2.25m)
Calcutta Quartz walls and floor, walk in shower with flush fitting shower head and separate attachment, contemporary freestanding bath, twin sinks, low flush w.c., heated towel radiator, UPVC double glazed frosted window to the side, recessed LED spotlights, brass taps and mixer shower controls.

### BEDROOM TWO
21'7" x 12'0" (6.58m x 3.68m)
Two floor to ceiling UPVC double glazed windows to the front, radiator, recessed LED spotlights, door to contemporary en suite shower room/w.c.

### EN SUITE SHOWER ROOM/W.C.
10'4" x 7'2" (3.15m x 2.19m)
Low flush w.c., wash basin over vanity drawers, walk in shower with flush fitting rainwater head, part Porcelain tiled walls, Porcelain tiled floor, heated chrome towel radiator and recessed LED spotlights.

### BEDROOM THREE
16'0" x 11'7" (4.88m x 3.54m)
Floor to ceiling UPVC double glazed window to the rear, radiator, recessed LED spotlights, door to the en suite shower room/w.c.

### EN SUITE SHOWER ROOM/W.C.
7'2" x 10'4" (2.19m x 3.15m)
Walk in shower with mixer shower and flush fitting rainwater head, low flush w.c., wash basin over vanity drawers, part Porcelain tiled walls, tiled floor, heated chrome towel radiator, recessed ceiling spotlights and UPVC double glazed Velux window to the rear.

### BEDROOM FOUR
11'11" x 14'5" (3.65m x 4.41m)
Floor to ceiling UPVC double glazed window to the rear, radiator, recessed LED spotlights.

### OUTSIDE
Electric gated access leading to a block paved courtyard setting providing ample off road parking for several vehicles leading to double detached garage. Indian stone terrace path and steps to the front entrance door. Lawned gardens to the front, sides and rear. Indian stone wrap around terrace patio at the rear and side ideal for entertaining purposes all enjoying a good level of privacy.

### GARAGE
20'6" x 22'2" (6.27m x 6.77m)
Electric operated remote control door, slate roof, which could be used for a variety of purposes with storage available, UPVC door to the side and UPVC window at the side, light and power. Door at the rear with carpeted staircase leading up to a multi purpose room and could be used as a home office (measuring 6.70m x 3.81m) with UPVC double glazed windows to either side, light, power and recessed LED spotlights.

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

### 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.