



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**107 Sandy Lane, Middlestown, Wakefield, WF4 4PR**  
**For Sale Freehold £750,000**

Situated in the sought after village of Middlestown is this generously proportioned four bedroom detached family home with accommodation spanning over three floors benefitting from en suite bathroom to the principal bedroom and expansive good sized rear garden with excellent entertaining space and far reaching rural views.

The property briefly comprises of the entrance hall, dining room, inner hallway leading to the utility/w.c., living room and opening to the office. The kitchen/breakfast room is of fine proportions with balcony overlooking the rear garden and far reaching views. Stairs lead down to the lower ground floor providing access to the sitting/family room. The first floor landing leads to four well proportioned bedrooms with the principal bedroom boasting en suite bathroom with the main four piece suite house bathroom in addition. Outside to the front is a block paved driveway leading to the larger than average single detached garage and stone paved pathway to the front door with timber gate providing access to the rear garden. To the rear is a tiered garden with a paved area with steps leading to a large paved patio area, perfect for outdoor dining and entertaining with outdoor kitchen incorporating BBQ grill and pizza oven. There is a good sized lawn boasting a fantastic rural views of fields.

The centre of Middlestown offers a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is also readily accessible.

This generous sized property deserves a full internal inspection to reveal all that's on offer at this family home and a viewing comes highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

14'11" x 7'1" [4.57m x 2.16m]

Composite front entrance door with frosted glass pane, spotlights to the ceiling, central heating radiator and door through to the dining room.

### DINING ROOM

17'8" x 10'7" [5.41m x 3.24m]

UPVC double glazed windows to the front and side, two central heating radiators, door through to the inner hallway and open fireplace with stone hearth, stone surround and wooden mantle.

### HALLWAY

Stairs to the first floor landing, spotlights to the ceiling, central heating radiator, an opening to the office and doors to the utility/downstairs w.c., living room and understairs storage cupboard.

### UTILITY/W.C.

10'4" x 8'0" [max] x 3'7" [min] [3.17m x 2.45m [max] x 1.1m [min]]

Spotlights to the ceiling, timber framed double glazed window to the rear, central heating radiator, low flush w.c., base units with laminate work surface over, stainless steel sink and drainer with taps and tiled splash back. Space and plumbing for a washing machine and tumble dryer.

### OFFICE

4'0" x 7'10" [1.24m x 2.41m]

UPVC double glazed window to the side, spotlights to the ceiling and central heating radiator.

### LIVING ROOM

12'9" x 17'10" [max] x 16'5" [min] [3.9m x 5.46m [max] x 5.02m [min]]

UPVC double glazed window to the side, two central heating radiators, coving to the ceiling and an opening into the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

17'7" x 17'0" [5.36m x 5.2m]

Range of wall and base units with granite work surface over, space for a Range style cooker with splash back and stainless steel extractor hood above. Space for an American style fridge/freezer, central island with 1 1/2 inset sink and drainer with mixer tap. Spotlights to the ceiling, central heating radiator, timber framed double glazed windows to the side, front and rear with a set of timber framed double glazed French doors leading to the balcony. Galleried area with stairs to the lower ground floor.

### BALCONY

11'2" x 17'5" [3.42m x 5.32m]

Outside power socket, steps to the rear rear garden, metal and glass railings with stone tiles overlooking the rear garden and far reaching views of farmers fields.

### LOWER GROUND FLOOR

#### SITTING/FAMILY ROOM

23'11" x 16'11" [max] x 5'7" [min] [7.29m x 5.18m [max] x 1.71m [min]]

Four central heating radiators, door to an understairs storage cupboard, coving to the ceiling, spotlights and timber framed double glazed window to the rear. Set of UPVC double glazed French doors to the rear garden.



### FIRST FLOOR LANDING

Central heating radiator, UPVC double glazed window to the side, loft access and doors to four bedrooms and the family bathroom.

### BEDROOM ONE

17'6" x 19'3" [max] x 16'11" [min] [5.34m x 5.89m [max] x 5.18m [min]]

Spotlights to the ceiling, two timber framed double glazed windows to the rear taking advantage of the far reaching views, central heating radiator, a range of fitted wardrobes with partially mirrored doors and fitted dressing table. Door through to the en suite bathroom.



### EN SUITE BATHROOM/W.C.

5'11" x 7'8" [1.82m x 2.35m]

Two velux skylights, spotlights to the ceiling, chrome ladder style central heating radiator, low flush w.c., ceramic wash basin built into a storage unit with mixer tap, roll top bath with mixer tap and shower head attachment. Fully tiled.

### BEDROOM TWO

17'9" x 10'7" [5.42m x 3.24m]

UPVC double glazed windows to the front, central heating radiator, coving to the ceiling and spotlights.

### BEDROOM THREE

12'9" x 9'4" [max] x 7'0" [min] [3.9m x 2.87m [max] x 2.15m [min]]

Timber framed double glazed window to the rear, spotlights to the ceiling and central heating radiator.

### BEDROOM FOUR

12'9" x 11'3" [max] x 10'3" [min] [3.91m x 3.45m [max] x 3.13m [min]]

Two velux skylights, spotlights to the ceiling and central heating radiator.

### BATHROOM/W.C.

12'0" x 7'3" [3.67m x 2.21m]

Velux skylight, extractor fan, spotlights to the ceiling, chrome ladder style central heating radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. Separate double shower cubicle with shower head attachment and glass shower screen. Partially tiled.



### OUTSIDE

To the front of the property is a stone paved pathway leading to the front door and block paved driveway providing off road parking for several vehicles leading to the larger than average single detached garage with timber gate leading down the side of the garage with a stone paved pathway to the rear garden. To the rear is a tiered garden with stone paved patio area with stone steps leading to a further patio area, perfect for outdoor dining and entertaining with outdoor grill and outdoor pizza oven. There is an expansive lawn incorporating planted features and mature trees with timber fencing, hedging and walls to the sides with a rural view of fields beyond.



### GARAGE

20'3" x 11'6" [6.19m x 3.51m]

Electric roller door, power and light, timber framed windows to the side and rear with side door.

### 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.

### 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.