

# property details **approval form**

27 Thornhill Road, Middlestown, Wakefield, West Yorkshire, England, WF4 4PB

**Date:** 10 May 2024

**Property Ref and Version:** WAK125113 - 0005

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£400,000

Tenure: Freehold

## >> **key features**

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- > Guide price £400,000-£425,000
- > Stone built Four Bedroom Detached
- > Two reception rooms
- > Driveway
- > Highly desirable location
- > EPC Rating: E

## >> **short description**

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Guide price £400,000-£425,000. A beautiful stone built four bedroom detached family home situated in the highly sought after location of Middlestown not to be missed.

## >> **long description**

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Guide price £400,000-£425,000. A beautiful stone built four bedroom detached family home situated in the highly sought after location of Middlestown not to be missed. This home has spacious rooms throughout, with high ceilings and original features dating back to the 1800's. Briefly comprising of a welcoming size entrance hallway, living room with multi-fuel burner, coving and central ceiling rose, dining room which is great for entertaining and kitchen. To the first floor you will find the master bedroom with built in wardrobes, second large sized double bedroom, further two and family bathroom. Externally there is a driveway with double gates providing safe and secure off road parking, an electronic charging point can be put in as the cables are already there, surrounding gardens with hedges and fencing to keep to the property private and workshop. Located with great access to good schools, transport links and local amenities. This characterful property is ideal for the growing family's, viewings highly recommended to fully appreciate what this home has to offer.

## >> **directions**

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## >> **room description**

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### **Entrance Hall**

### **Living Room**

15' 2" max x 13' 6" max ( 4.62m max x 4.11m max )

### **Dining Room**

13' 8" max x 16' max ( 4.17m max x 4.88m max )

### **Kitchen**

21' 8" max x 5' 9" max ( 6.60m max x 1.75m max )

### **First Floor Landing**

### **Bedroom One**

15' 7" max x 11' 2" max ( 4.75m max x 3.40m max )

### **Bedroom Two**

15' 6" max x 14' max ( 4.72m max x 4.27m max )

### **Bedroom Three**

10' 1" max x 5' 4" max ( 3.07m max x 1.63m max )

### **Bedroom Four**

6' 3" max x 11' 4" max ( 1.91m max x 3.45m max )

### **Bathroom**

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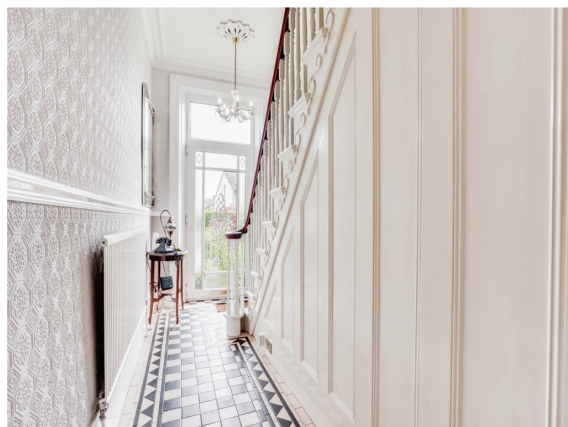
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## >> **property images**



**Your William H Brown office:** 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED  
T 01924 381381 E Wakefield@williamhbrown.co.uk

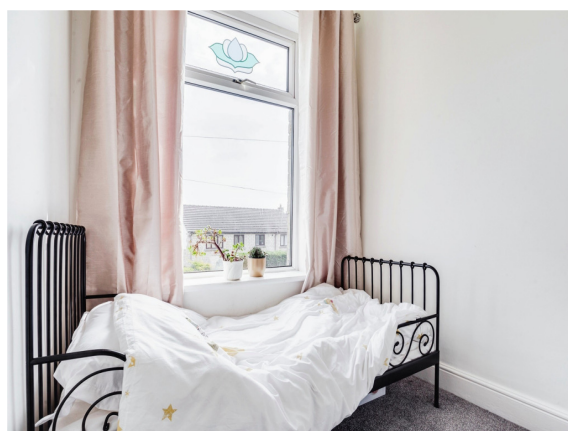
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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

Signature

Date

	Signature	Date
<b>Louella Halpin</b>		
<b>Mr C. Bowker</b>		

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