



HODSONS

6 The Old Woodyard
Stocksmoor Road
Midgley
Wakefield
WF4 4JF



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Located within an attractive cul de sac setting only a moment away from stunning countryside walks is the truly outstanding home which has to be viewed if the quality of accommodation is to be fully appreciated.

The present owners have created a beautiful home which provides a high level of specification and a successful mix of contemporary themes along with traditional features which are in keeping with this barn conversion style property.

The accommodation briefly comprises a most impressive reception hall with full height vaulted ceiling and return staircase to the first floor landing, dual aspect lounge, an impressive kitchen with range of quality shaker style units, integrated appliances and matching island. The kitchen is open plan to the dining area which has French doors out to the rear garden. Also located on the ground floor is a utility room and cloakroom/w.c.

On the first floor a galleried landing gives access to four well appointed bedrooms, two of which have en suite facilities including the master bedroom which provides a truly outstanding suite including free standing bath, his/hers wash hand basins and walk in shower.

To the front of the property is an open plan lawn which stretches round to the side and the fully enclosed rear garden is ideal for Spring/Summer outdoor entertaining with well established borders and a large timber decking area. Situated to the rear of the house is a detached double garage along with dedicated off road parking.

The Old Woodyard is a quiet cul de sac consisting of an attractive mix of good quality residential property just off the main B6117 Stocksmoor Road, Midgley. The area is well placed to access scenic open countryside and the highly regarded Yorkshire Sculpture park while commuters are within 2.5 miles of junction 38 M1.



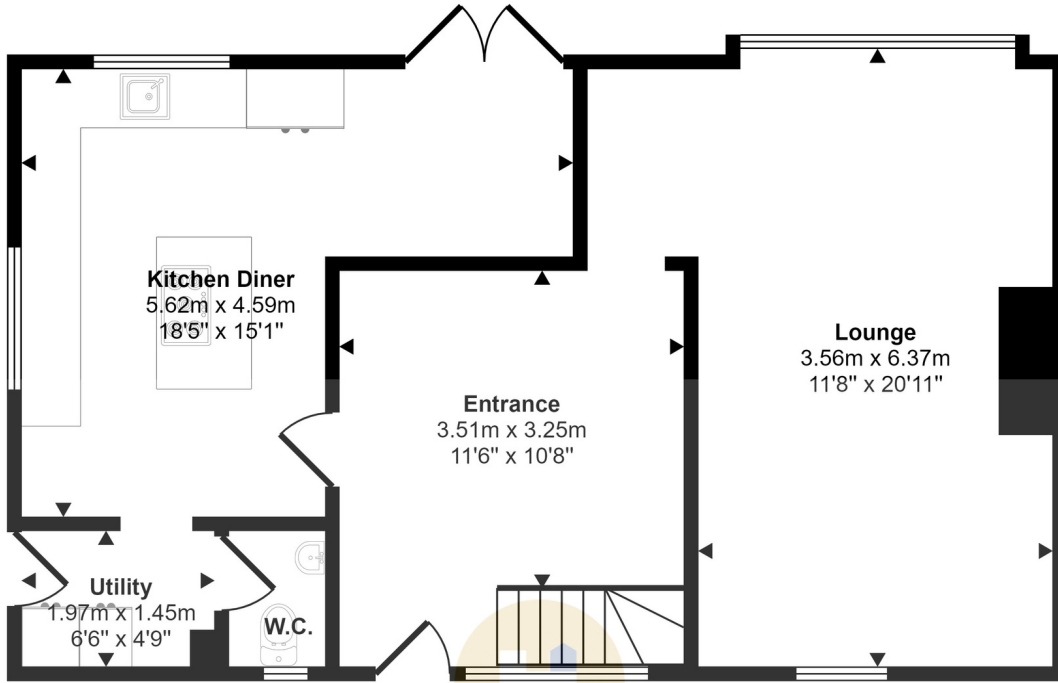






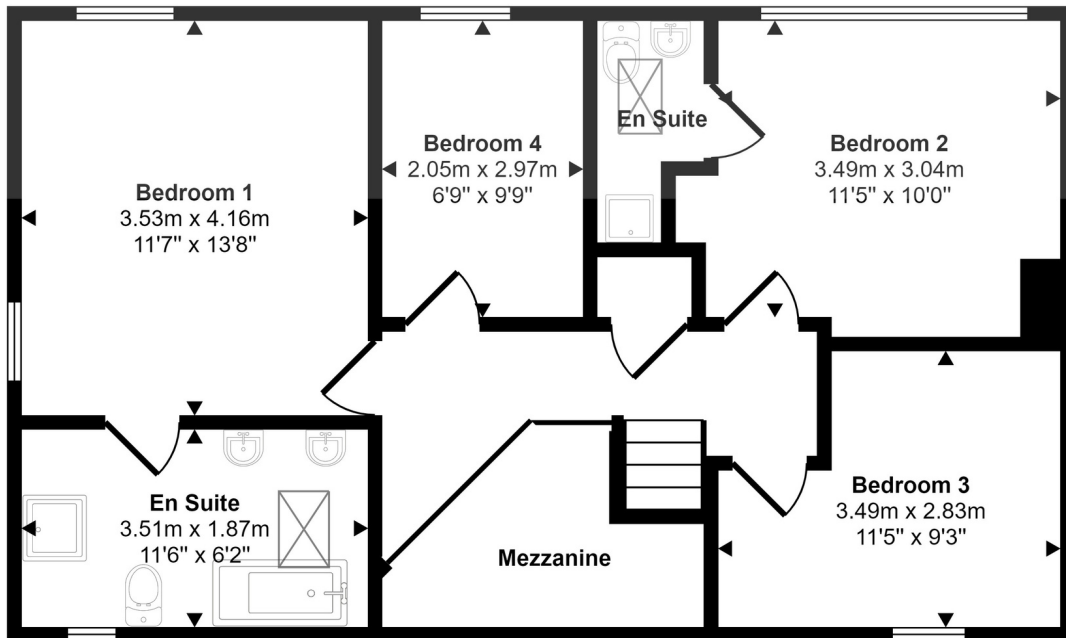


Approx Gross Internal Area
126 sq m / 1362 sq ft



Ground Floor
Approx 66 sq m / 708 sq ft

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First Floor
Approx 61 sq m / 654 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings - Strictly by appointment only

Tenure - This property is Freehold

Services - Connected to Mains water and electricity and gas

Council Tax - Wakefield Council Band E



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



HODSONS

37-39 George Street
Wakefield, WF1 1LX

Tel 01924 200544

email wakefield@hodsonsproperty.co.uk

www.hodsonsproperty.co.uk