

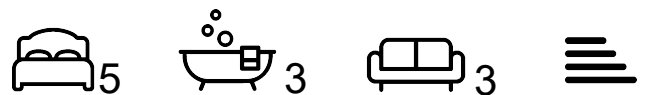
HUNTERS[®]

EXCLUSIVE



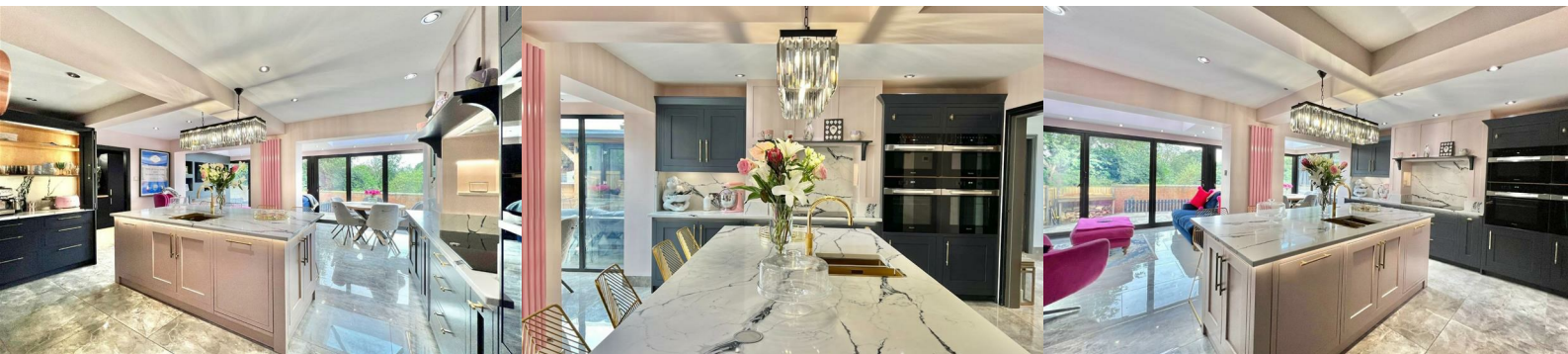
Stocksmoor Road

Midgley, Wakefield, WF4 4JF



Offers In Excess Of £650,000

A rare opportunity to acquire this wonderful brick built home in one of West Yorkshires most sought after locations, Midgley, Wakefield. The area of Midgley is surrounded by beautiful countryside and local amenities such as Midgley golf club and with easy access to local pubs and restaurants. This unique property oozes character and charm, whilst being sympathetically maintained to the highest standards by its current owners. This unique home briefly comprises: Entrance hallway, w/c, study, lounge, an open plan Kitchen/diner, orangery, utility, two en-suits, a family bathroom and five bedrooms. Externally the property has beautifully landscaped gardens to the rear which includes a bar/summer house. The front elevation offers ample off street parking leading to a double garage. The property is peacefully located offering good local schools and only a short drive to the motorway.



Entrance hall

Study/ bedroom five 11'1" x 9'10" (3.4m x 3m)

Lounge 16'8" x 13'1" (5.1m x 4m)

w/c

Kitchen/ diner 22'3" x 20'4" (6.8m x 6.2m)

Utility 15'1" x 7'10" (4.6m x 2.4m)

Landing

Family bathroom 9'6" x 6'6" (2.9m x 2m)

Bedroom one 18'0" x 15'1" (5.5m x 4.6m)

En-suite 8'6" x 7'10" (2.6m x 2.4m)

Bedroom two 14'1" x 11'9" (4.3m x 3.6m)

En suite 5'6" x 8'2" (1.7m x 2.5m)

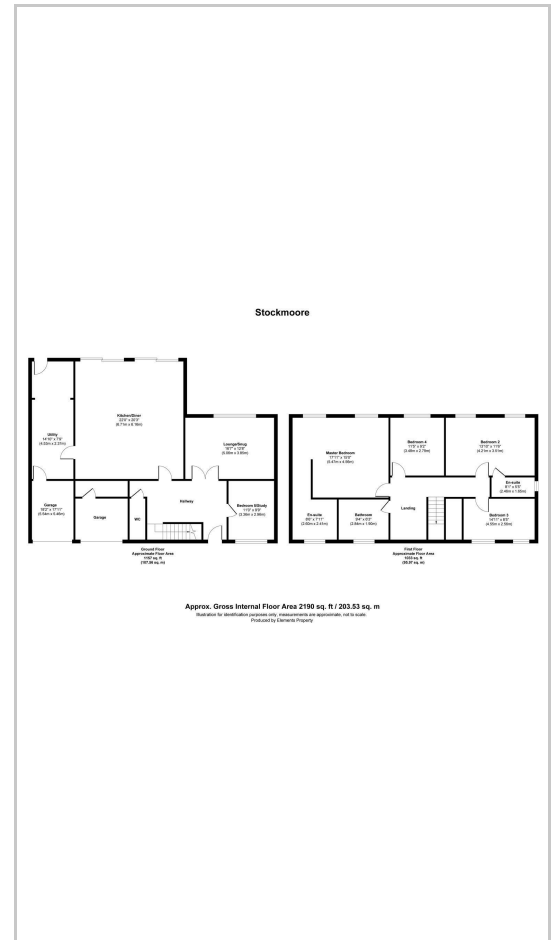
Bedroom three 14'9" x 8'6" (4.5m x 2.6m)

Bedroom four 11'5" x 9'2" (3.5m x 2.8m)

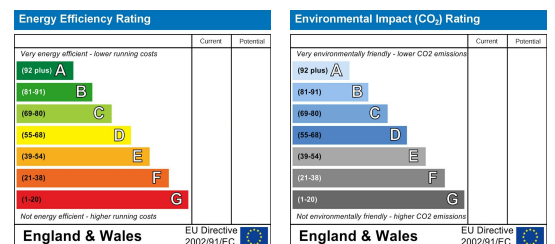
Garage 18'0" x 18'0" (5.5m x 5.5m)

Summer house/ Bar

Area Map



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1-3 Church Street, Barnsley, S70 2AB

Tel: 01226 447155 Email: barnsley@hunters.com <https://www.hunters.com>