



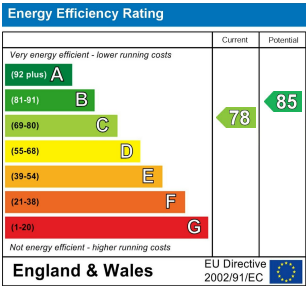
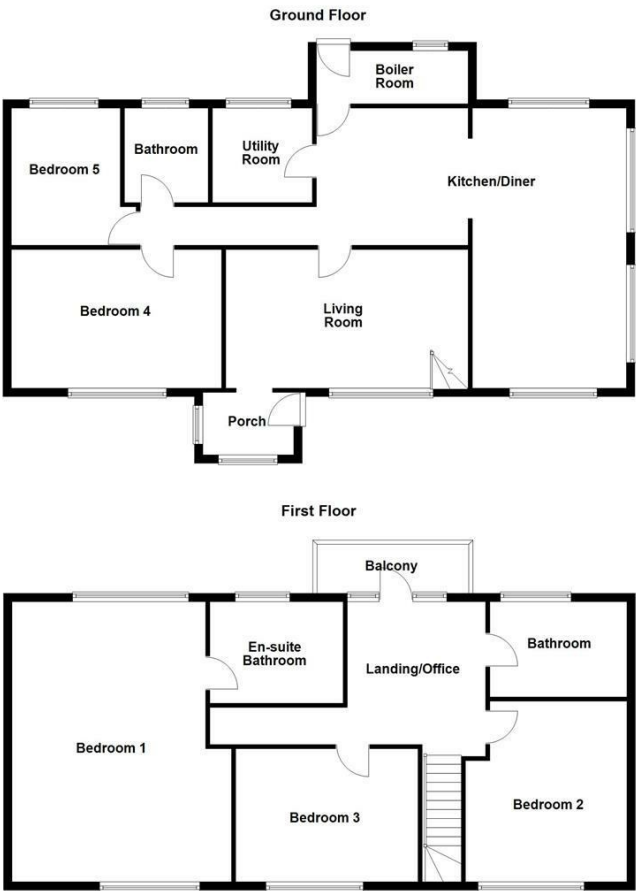
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
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01977 798 844



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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.

**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.

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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.

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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.



## 71 Sandy Lane, Middlestown, Wakefield, WF4 4PP

### For Sale Freehold £525,000

Built to an exceptionally high specification, this immaculately presented five bedroom semi detached residence occupies a generous plot on the highly sought after Sandy Lane. The property offers well proportioned living accommodation, a private driveway and beautifully landscaped front and rear gardens.

The ground floor accommodation comprises an entrance porch, a spacious living room, a contemporary open plan kitchen/dining area, a utility room, boiler room, bathroom and two bedrooms. To the first floor, the landing, currently utilised as an office, provides access to three further bedrooms, a balcony with glass balustrade offering far reaching views over the adjoining fields, and a stylish four piece bathroom. Externally, the property is approached via private double gates, opening onto a substantial driveway providing off road parking for up to four vehicles. The attractive lawned front garden features an Indian stone pathway leading to the entrance porch, enclosed by timber fencing and mature privet hedging. A side pathway leads to a delightful Indian stone patio, separated by a feature wall and overlooking the generous lawned rear garden, which is enclosed by timber fencing for privacy.

The property is ideally located within the heart of Middlestown, offering a good range of local shops, schools, and leisure facilities. A wider selection of amenities can be found in the nearby city of Wakefield, with excellent access to the national motorway network.

A viewing is highly recommended to fully appreciate the quality, space, and setting of this outstanding family home.



## ACCOMMODATION

### PORCH

Composite front entrance door, UPVC double glazed windows overlooking the front and side aspect, central heating radiator and feature archway into the living room.

### LIVING ROOM

10'10" x 18'11" [3.31m x 5.79m]

UPVC double glazed window overlooking the front aspect, central heating radiator, stairs to the first floor landing and door providing access into the kitchen/diner.



### KITCHEN/DINER

10'9" [min] x 21'9" [max] x 25'3" [3.29m [min] x 6.64m [max] x 7.70m]

Range of modern shaker style wall and base units with quartz work surface over incorporating large breakfast bar, 1 1/2 sink and drainer with swan neck mixer tap, integrated dishwasher, integrated fridge/freezer, integrated oven and grill with microwave oven, ceramic hob and extractor hood. Large pull out pantry drawers, three central heating radiators, inset spotlights, UPVC double glazed windows to the front, side and rear. Doors to the utility room, boiler room bathroom and two bedrooms.



### UTILITY

7'10" x 7'4" [2.39m x 2.25m]

Range of modern wall and base units with quartz work surface over, ceramic sink and drainer with swan neck mixer tap, space and plumbing for a washing machine and space for a dryer. UPVC double glazed window overlooking the rear aspect and central heating radiator.

### BOILER ROOM

12'1" x 4'1" [3.69m x 1.26m]

Combi condensing boiler, inset spotlights, UPVC double glazed window and door to the rear.

### BATHROOM/W.C.

7'4" x 6'3" [2.24m x 1.91m]

Three piece suite comprising panelled bath with mixer shower, low flush w.c. and large vanity wash basin with mixer tap. Chrome ladder style radiator, shaver socket point, UPVC double glazed frosted window overlooking the rear aspect, inset spotlights and two storage cupboards with fixed shelving.

### BEDROOM FOUR

10'9" x 16'10" [3.29m x 5.15m]

UPVC double glazed window overlooking the front aspect and central heating radiator.

### BEDROOM FIVE

8'6" [min] x 9'11" [max] x 10'7" [2.61m [min] x 3.04m [max] x 3.24m]

UPVC double glazed window overlooking the rear aspect and central heating radiator.

### FIRST FLOOR LANDING/OFFICE

10'10" [min] x 21'8" [max] x 11'1" [3.32m [min] x 6.62m [max] x 3.39m]

UPVC double glazed door leading to a balcony, loft access, central heating radiator, doors to three bedrooms and bathroom.

### BALCONY

50' x 12'4" [1.54m x 3.77m]

Glass balustrade surrounding enjoying stunning open aspect fields views and landscaped garden below.



### BATHROOM/W.C.

11'8" x 7'5" [3.57m x 2.27m]

Four piece suite comprising freestanding bath with centralised chrome mixer tap, large walk in shower cubicle with mixer shower, concealed cistern low flush w.c. and vanity wash basin with mixer tap. Extractor fan, inset spotlights, shaver socket point, UPVC double glazed frosted window overlooking the rear elevation and chrome ladder style radiator.



### BEDROOM ONE

15'2" [min] x 17'1" [max] x 22'0" [4.63m [min] x 5.23m [max] x 6.72m]

UPVC double glazed windows overlooking the front and rear elevation, two central heating radiators and door to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

10'5" x 7'8" [3.19m x 2.36m]

Four piece suite comprising concealed cistern low flush w.c., vanity wash basin with mixer tap, freestanding bath with centralised mixer tap and enclosed shower cubicle with mixer shower. Inset spotlights, extractor fan, chrome ladder style radiator, shaver socket point and UPVC double glazed frosted window overlooking the rear elevation.



### BEDROOM TWO

11'8" [min] x 12'7" [max] x 14'0" [3.58m [min] x 3.85m [max] x 4.29m]

UPVC double glazed window overlooking the pleasant valley views to the front and central heating radiator.

### BEDROOM THREE

10'5" x 15'4" [3.18m x 4.68m]

UPVC double glazed window overlooking the pleasant valley views to the front and central heating radiator.

### OUTSIDE

To the front of the property private double gates provide access to the large driveway providing off road parking for four vehicles and an attractive lawned front garden with Indian stone pathway leading to the entrance porch, surrounded by timber fencing and privet hedges. To the side is a pathway leading to an Indian stone paved patio area, split by a wall and overlooking the attractive lawned rear garden, surrounded by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.