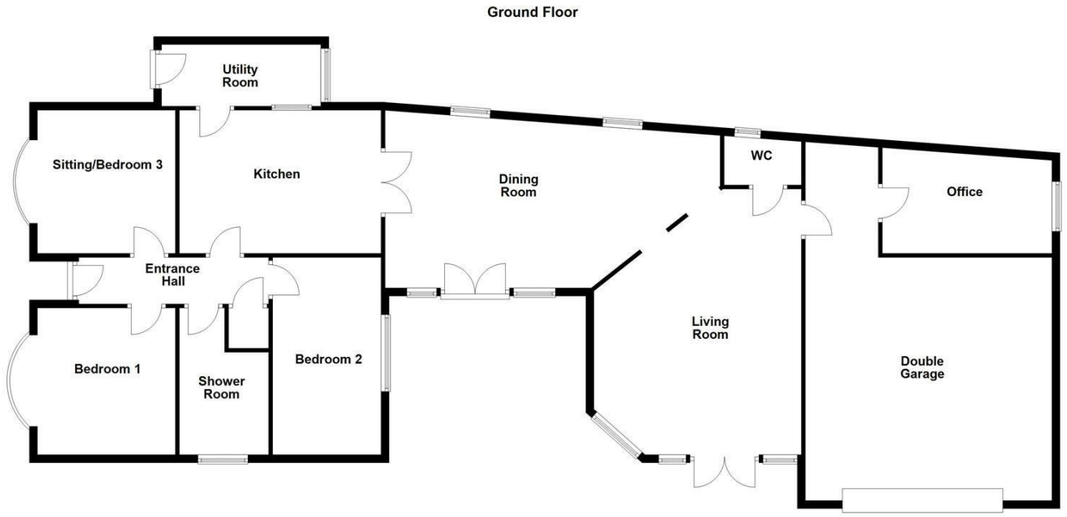
Richard Kendall
Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 31a Sandy Lane, Middlestown, Wakefield, WF4 4PN

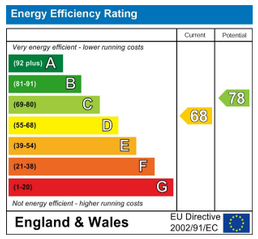
## For Sale Freehold £595,000

Situated within the sought after village of Middlestown and occupying a generous plot is this substantial, heavily extended two bedroom detached bungalow, offering spacious and versatile accommodation throughout. The property also presents excellent potential to be reconfigured into a three bedroom home, with the second lounge easily converted into an additional bedroom if desired, creating a flexible layout to suit a variety of buyers.

With UPVC double glazing and gas central heating, the property fully comprises of the hallway, two bedrooms, bedroom three/sitting room, shower room, kitchen with separate utility room, large dining room, living room, guest w.c., double garage incorporating utility area and office. Outside there is gated access to the front leading onto a driveway providing ample off street parking leading to the garage. There is additional space beyond the garage, currently used for twin axle caravan storage. There is a low maintenance garden to the front with plants and shrubs, stone flagged patio area and pond. To the side is an enclosed lawned garden with far reaching views of surrounding countryside.

The property lies within close proximity to local amenities including shops and schools with local bus routes nearby.

Offering further potential to extend and develop, subject to consent. An ideal family home or for those looking to downsize and an early viewing comes highly recommended.




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.

## ACCOMMODATION

### DINING ROOM
13'6" (min) x 15'5" (min) x 25'8" (4.12m (min) x 4.70m (min) x 7.83m)
UPVC entrance door with window panels either side, coving to the ceiling, two UPVC double glazed frosted windows to the rear, two radiators, amtico flooring and feature double sided wood burner with exposed brick surround, Yorkshire stone hearth and wooden mantle. An opening through into the living room.

### LIVING ROOM
18'4" x 9'2" (max) x 12'8" (min) (5.61m x 2.80m (max) x 3.88m (min))
Amtico flooring, UPVC double glazed French doors and window to the front, radiator, coving to the ceiling, amtico flooring, feature double sided wood burner with exposed brick surround, Yorkshire stone hearth and wooden mantle. Doors to the double garage and guest w.c.

### GUEST W.C.
4'2" x 6'3" (1.28m x 1.92m)
Low flush w.c., pedestal wash basin with mosaic tiled splash back, amtico flooring, UPVC double glazed frosted window to the rear, coving to the ceiling and radiator.

### DOUBLE GARAGE
20'2" x 27'0" (6.16m x 8.24m)
Brick built with double up and over door, light and power. Wall and base units with work surface over incorporating stainless steel sink and drainer. Door to the office with UPVC double glazed window to the side with fitted blinds, coving to the ceiling and radiator. (Garage measures 6.03m x 6.14m plus utility area 2.36m x 1.91 plus office space 4.29m x 2.05m).

### KITCHEN
18'1" x 12'3" (5.53m x 3.75m)
Solid wooden wall and base units with matching work surface over incorporating stainless steel sink and drainer with mixer tap, island bar with feature marble work surface over, four ring electric hob with stainless steel cooker hood above. Space for an American style fridge/freezer and integrated dishwasher. UPVC double glazed window to the rear, radiator, amtico flooring, coving to the ceiling and doors to the utility room and inner hallway.

### UTILITY ROOM
4'9" x 13'9" (1.45m x 4.21m)
Work surface over base units with plumbing for a washing machine, space for a dryer, UPVC double glazed window to the side and UPVC door to the other side.

### HALLWAY
Side door, loft access with drop down ladder, radiator and doors to the shower room, cloaks cupboard and three bedrooms.

### BEDROOM ONE
13'8" x 11'11" (4.19m x 3.65m)
UPVC double glazed curved bay window, UPVC double glazed circular window to the front, radiator, bespoke fitted wardrobes with bedroom furniture including bedside cabinets, cupboards and dressing table.

### BEDROOM TWO
15'7" x 8'9" (4.75m x 2.68m)
UPVC double glazed window to the side, radiator and coving to the ceiling.

### BEDROOM THREE/SITTING ROOM
13'9" x 11'10" (4.21m x 3.63m)
UPVC double glazed curved bay window, feature circular UPVC double glazed window to the rear, marble fireplace with gas fire, coving to the ceiling and radiator.

### SHOWER ROOM/W.C.
11'10" x 2'7" (min) x 7'3" (max) (3.62m x 0.79m (min) x 2.21m (max))
Three piece suite comprising low flush w.c., walk in double shower with flush fitting mixer shower and vanity wash hand basin. Amtico flooring, heated chrome towel radiator, further radiator, coving to the ceiling and UPVC double glazed frosted window to the front.

### OUTSIDE
To the front there is gated access to the driveway providing off street parking for several vehicles incorporating motorhomes or caravans leading to the double brick built garage. There is additional space beyond the garage, currently used for twin axle caravan storage, with the benefit of external power sockets. There is a timber framed shed, greenhouse, low maintenance garden area and stone flagged patio area incorporating feature pond with plants, trees and shrubs bordering. There is an outside hot tap, ideal for dog/car washing. To the side of the bungalow is a lawned garden with stunning views of the viaduct and adjoining countryside.

### 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.