



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Sandy Lane, Middlestown, Wakefield, WF4 4PR

Offers Over £625,000

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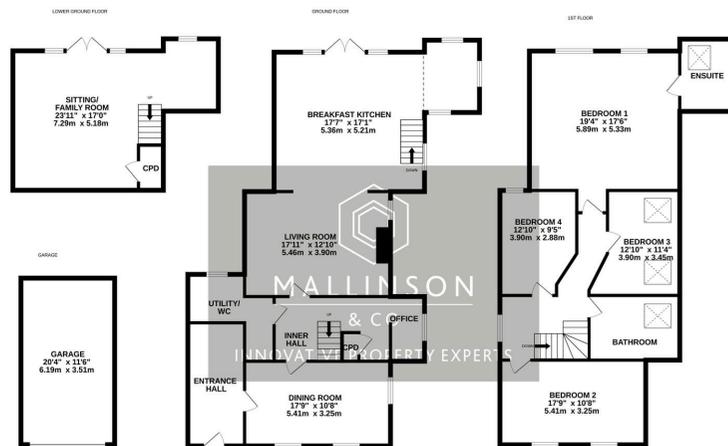
- DETACHED FAMILY HOME
- 4 BEDROOMS
- 4 VERSATILE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM WITH BALCONY
- EN SUITE TO BEDROOM 1
- HIGH QUALITY FIXTURE & FINISH THROUGHOUT
- STUNNING RURAL VIEWS
- LANDSCAPED GARDEN IDEAL FOR OUTDOOR ENTERTAINMENT
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS
- NO UPPER VENDOR CHAIN



SIMPLY EXCEPTIONAL! ... SITUATED IN THE SOUGHT AFTER VILLAGE OF MIDDLESTOWN, THIS GENEROUSLY PROPORTIONED FOUR BEDROOM DETACHED FAMILY HOME, ARRANGED ACROSS THREE FLOORS AND BEAUTIFULLY DESIGNED TO TAKE FULL ADVANTAGE OF ITS POSITION WITH BREATH TAKING RURAL VIEWS. THE PROPERTY BOASTS AN EN SUITE BATHROOM TO THE PRINCIPAL BEDROOM, A SUPERB OPEN PLAN KITCHEN WITH BALCONY, AND AN EXPANSIVE TIERED REAR GARDEN, COMPLETE WITH OUTDOOR KITCHEN AND PIZZA OVEN – PERFECT FOR ENTERTAINING. THIS HOME BENEFITS FROM EXCELLENT LOCAL AMENITIES, GOOD SCHOOLS, AND EASY ACCESS TO WAKEFIELD CITY CENTRE AS WELL AS THE MOTORWAY AND RAIL NETWORKS, ENSURING CONVENIENT COMMUTER LINKS. EARLY VIEWING IS STRONGLY ADVISED TO APPRECIATE THE SPACE, SETTING AND LIFESTYLE THIS PROPERTY HAS TO



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TOTAL FLOOR AREA: 2727 sq.ft. (253.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



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