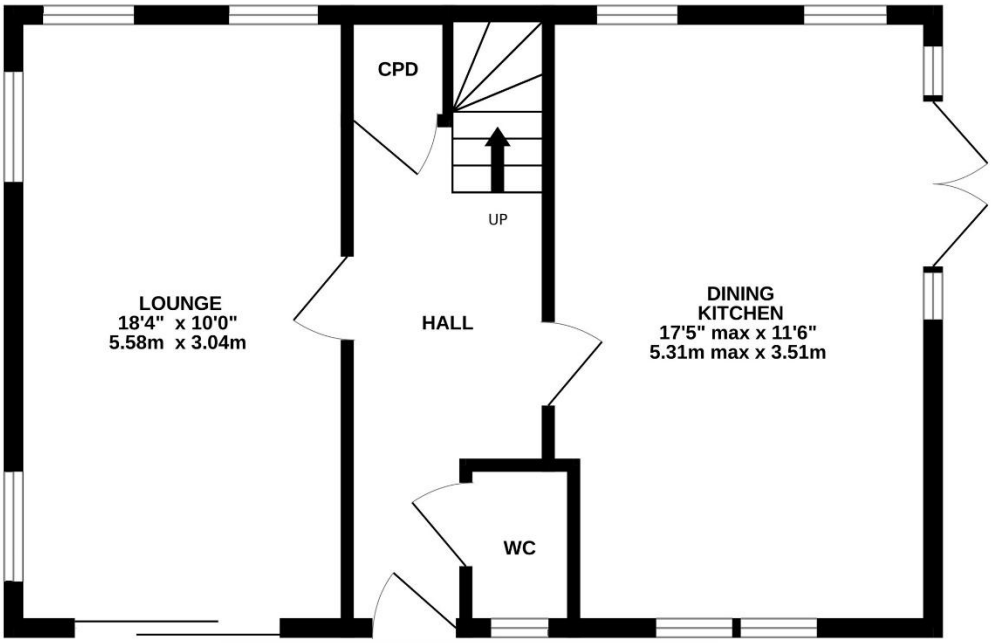
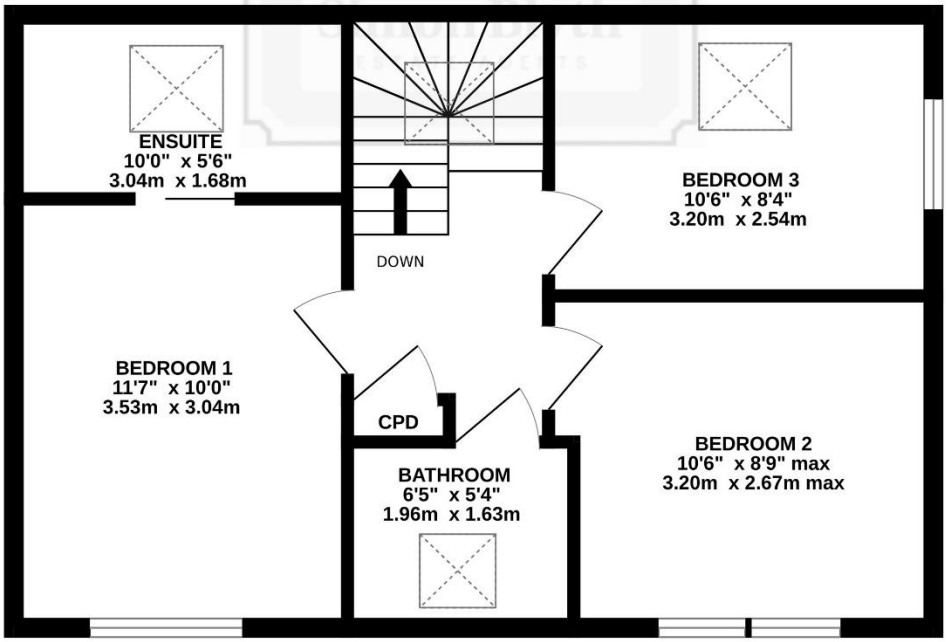
MOORHOUSE COTTAGE, 4 CARR LANE, MIDDLESTOWN, WF4 4QJ

GROUND FLOOR



1ST FLOOR



CARR LANE

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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PROPERTY DESCRIPTION

A RECENTLY COMPLETED BEAUTIFULLY PRESENTED THREE-BEDROOM DETACHED HOME, SET WITHIN LOVELY GARDENS WITH SUPERB, RAISED TERRACES AND DECKED AREAS. THIS HOME HAS A FRESH DELIGHTFUL FEEL THROUGHOUT AND HAS BEEN FINISHED TO A PARTICULARLY HIGH QUALITY FROM TOP TO BOTTOM WITH UNDER FLOOR HEATING TO BOTH THE FIRST AND GROUND FLOOR. THIS HIGH SPECIFICATION HOME BRIEFLY COMPRISES OF GOOD SIZE ENTRANCE HALL, DOWNSTAIRS W.C., IMPRESSIVE LOUNGE WITH GLAZED DOORS, DINING KITCHEN ONCE AGAIN OF A GOD SIZE AND GLAZED DOORS TO THE SIDE TERRACE, THREE BEDROOMS ALL OF WHICH ARE DOUBLES, BEDROOM ONE WITH A DELIGHTFUL EN-SUITE, DRIVEWAY PROVIDES PARKING FOR A LARGE NUMBER OF, PLEASANT GARDENS, WELL ESTABLISHED BOUNDARIES AND AMAZING RURAL WALKS.

Offers Around £400,000

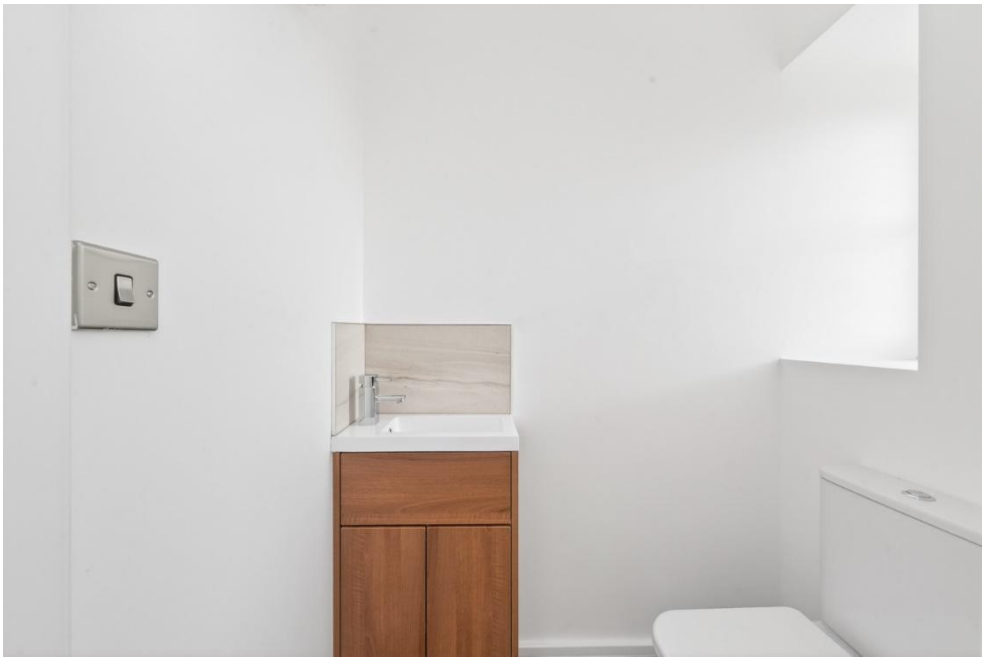
GROUND FLOOR

ENTRANCE PORCH

High quality UPVC door with inset leaded and obscure glazing is sheltered by a storm porch with an attractive design. The doorway gives access through to the entrance hall. This has inset spotlighting to the ceiling and it features the attractive staircase with timber spindles and newel post. There is a useful understairs storage cupboard providing a good amount of storage space and is home for the valves for the under-floor heating. The under-floor heating is to both the ground and first floor levels.

DOWNSTAIRS W.C.

The downstairs W.C. is with attractive flooring and fitted with a stylish low-level W.C. and a stylish wash hand basin with vanity cupboard beneath. There is an obscure glazed window and an extractor fan.



LOUNGE

Measurements – 18'4" x 10'0" (5.58m x 3.04m)

Doorway leads through to the lounge, a lovely room with views out to three sides, two to the rear, two to the side and patio doors to the front. This allows the room a huge amount of natural light and allows direct access to the delightful, raised stone flagged terrace with stylish raw tine balustrading. There is a lovely long-distance view and the room has a good ceiling height with inset spotlighting to the ceiling.

DINING KITCHEN

Measurements – 17'5" max x 11'6" (5.31m max x 3.51m)

Across the hallway there is a door that gives access to the dining kitchen. This very large room has windows to the three sides, two to the rear, twin windows to the front and glazing to the side wall with centrally located glazed doors that give access out to a raised timber decked terrace with balustrading. The room has inset spotlighting to the ceiling, attractive flooring, a range of units to both the high and low level with timber effect working surfaces. They incorporate a dishwasher, an integrated oven, a hob and extractor fan. There is an inbuilt washing machine and integrated fridge and freezer unit and an inset sink unit with mixer tap over.

FIRST FLOOR

FIRST FLOOR LANDING

Staircase turns and rises with large Velux window shedding light onto the staircase and onto the good sized first floor landing.

BEDROOM ONE

Measurements – 11'7" x 10'0" (3.53m x 3.04m)

A lovely double bedroom with a characterful window giving a delightful view out over neighbouring gardens and suburb views beyond. There is a central ceiling light point and an adjoining en-suite.

BEDROOM ONE EN SUITE

Measurements – 10'0" x 5'6" (3.04m x 1.68m)

The en-suite has attractive flooring, ceramic tiles to the full ceiling height and inset spotlighting, an extractor fan and a Velux window. There is a fixed glazed shower screen with high quality chrome fittings, a low-level W.C. and a vanity unit with wash hand basin and mixer tap over.

BEDROOM TWO

Measurements – 10'6" x 8'9" max (3.20m x 2.67m max)

Bedroom two is a good-sized room once again positioned to the front with a superb long-distance view and a ceiling light point.

BEDROOM THREE

Measurements – 10'6" x 8'4" (3.20m x 2.54m)

Bedroom three is positioned to the rear with a Velux window giving a pleasant view out over the neighbouring properties and long-distance views beyond.

HOUSE BATHROOM

Measurements – 6'5" x 5'4" (1.96m x 1.63m)

The house bathroom is fitted to a high standard and has attractive flooring and a three-piece suite in white. This comprises of a vanity unit with storage cupboard beneath, a low-level W.C. and a bath with mixer tap, chrome shower fittings, a glazed screen, Velux window, inset spotlighting and ceramic to the full ceiling height.

OUTSIDE

EXTERNAL

The property occupies a lovely location just off Carr Lane, Carr Lane is a fabulous road with wonderful rural walks. There are stone gate posts giving a broad entrance to the beautiful, tarmacked driveway which provides a good amount of parking and turning space. The gardens, as shown on the photographs, are exceptionally presented. There are shaped lawns and flower beds, a raised decked and terraced area all served by attractive balustrading and is finished to a particularly high standard. There are well established boundaries and planting.

ADDITIONAL INFORMATION

It should be noted the property has UPVC double glazing and alarm system, air sauce heating with underfloor heating with individual zones to both the first and ground floor. Carpets curtains and other things may be available under separate negotiation.

EPC rating - C
Property tenure – Freehold
Local authority – Wakefield Metropolitan District Council

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property nave not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30
Saturday - 9:00 to 14:00
Sunday - 11:00 to 13:00

Details printed 01/05/2026

PROPERTY VIEWING NOTES

Simon Blyth
ESTATE AGENTS

MAIN CONTACTS

T: +44 (0)1924 361631
W: www.simonblyth.co.uk
E: wakefield@simonblyth.co.uk

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