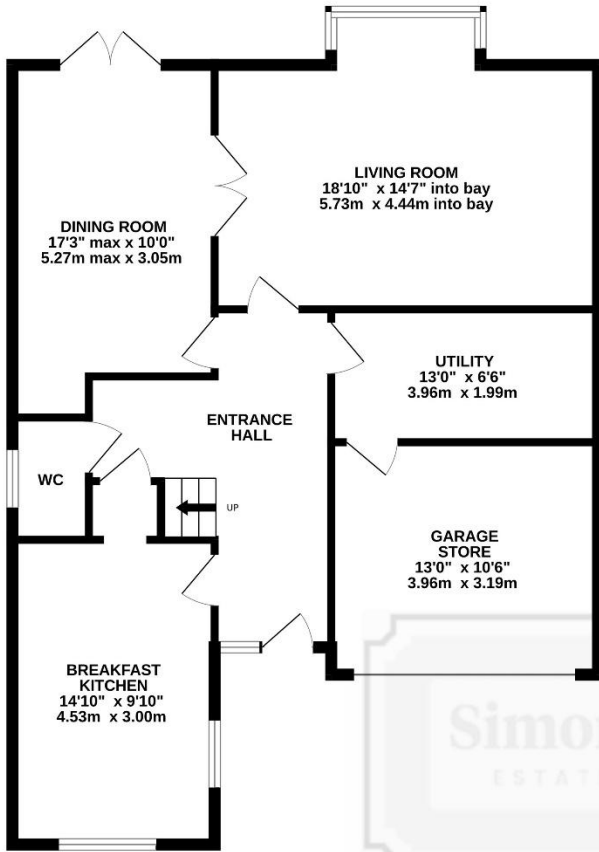


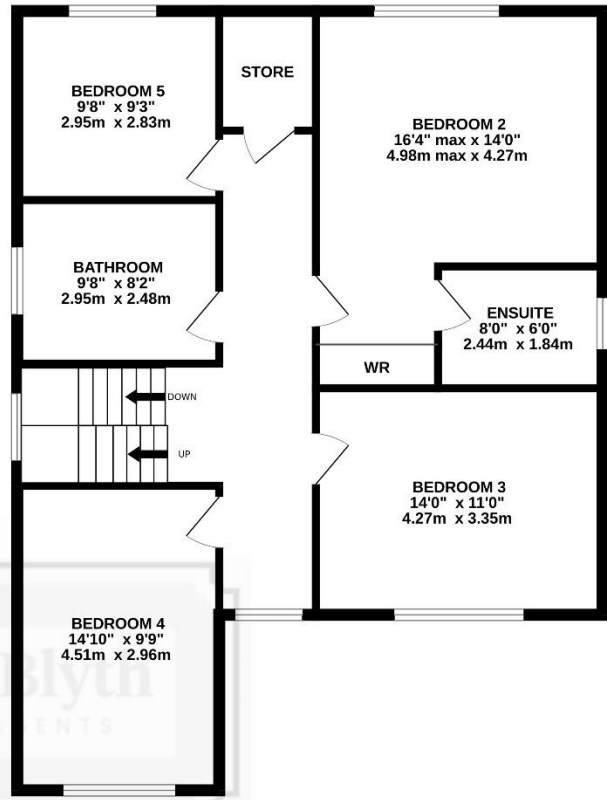


8 ASHWOOD HEIGHTS, MIDDLESTOWN, WAKEFIELD, WF4 4UD

GROUND FLOOR



1ST FLOOR



2ND FLOOR



ASHWOOD HEIGHTS

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

SITUATED IN THE EXECUTIVE DEVELOPMENT OF ASHWOOD HEIGHTS AND LOCATED IN THE POPULAR VILLAGE OF MIDDLESTOWN IS THIS SUPERBLY PRESENTED, DETACHED, FAMILY HOME. OFFERING A WEALTH OF VERSATILE ACCOMMODATION IDEAL FOR THE GROWING FAMILY ACROSS THREE FLOORS. WITH IMPRESSIVE TRIPLE ASPECT PRINCIPAL SUITE, LAURA ASHLEY DESIGNER KITCHEN AND BOASTING FIVE DOUBLE BEDROOMS. THE PROPERTY IS IN A GREAT POSITION FOR COMMUTER LINKS, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND IS A SHORT WALK TO VILLAGE AMENITIES.

The property accommodation briefly comprises of entrance hall, downstairs WC, lounge, formal dining room, breakfast kitchen, utility room and garage store to the ground floor. To the first floor is a study landing with a large storage cupboard which could be utilised as an en-suite or walk-in wardrobe, see floor-plan for reference, four double bedrooms and the house bathroom. Bedroom two having ensuite shower room. To the second floor is the principal suite, with triple aspect windows, spacious ensuite shower room and a walk-in wardrobe. Externally to the front there is a driveway leading to the garage store, to the rear is an enclosed low maintenance garden which is laid mainly to lawn with a block paved patio ideal for alfresco dining and barbecuing.

Offers Around £575,000

GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double glazed composite front door with obscure and stained glass inserts with leaded detailing into the entrance hall. There is an adjoining double glazed window with obscure glass and leaded detailing to the front elevation, hardwood flooring, decorative coving and three wall light points. The entrance hall has multipaneled doors providing access to the downstairs W.C., lounge, formal dining room, breakfast kitchen and utility room. A carpeted staircase with wooden banister and traditional spindle balustrade proceeds to the first floor.



DOWNSTAIRS W.C.

The downstairs W.C. features a white two piece suite which comprises of a low level W.C. and a broad wash hand basin with vanity cupboards beneath and chrome monobloc mixer tap. There is inset spotlighting to the ceiling, a radiator, extractor fan, hardwood flooring and a double glazed window with obscure glass to the side elevation.



LOUNGE

Measurements – 18'10" x 14'7" into bay (5.73m x 4.44m into bay)

The lounge is a fabulously proportioned light and airy reception room which features a double glazed bay window to the rear elevation. There is attractive hardwood flooring, decorative coving to the ceiling, a ceiling light point and two wall light points. The lounge has double doors giving access to the formal dining room and the focal point of the room is the living flame effect gas fire with a beautiful ornate cast iron fireplace with tiled inset, timber mantel surround and set upon a raised tiled hearth.





DINING ROOM

Measurements – 17'3" max x 10'0" (5.27m max x 3.05m)

The formal dining room enjoys a wealth of natural light which cascades through the double glazed French doors with integrated blinds to the rear elevation giving direct access to the gardens. There is a ceiling light point, hardwood flooring and a radiator.



BREAKFAST KITCHEN

Measurements – 14'10" x 9'10" (4.53m x 3.00m)

The breakfast kitchen features a beautiful designer Laura Ashley kitchen with fitted wall and base units with shaker style cupboard fronts and with complimentary quartz work surfaces over which incorporate a one and a half bowl inset ceramic sink unit with bevel drainer and brushed chrome boiling Quooker tap over. There is a matching quartz upstand to the work surface, glazed display cabinets, under unit LED lighting as well as cornice lighting. The focal point of the kitchen is the fabulous oak top breakfast peninsula which has drawer units beneath and provides ample space for informal dining and for food preparation. The kitchen is equipped with high quality built in Neff appliances including a five ring gas hob with integrated cooker hood over, two built in slide and hide ovens, a microwave combination oven, a steam oven, integrated Caple dishwasher, provisions for a wine cooler, a built in full height fridge unit and a fabulous corner pantry cupboard which has remote sensor LED lighting and ample shelving for storage and display. There are double glazed banks of windows with leaded detailing to the front and side elevations, a vertical cast iron column radiator, ceiling mounted integrated Bluetooth speakers as well as LED recessed lighting to the ceiling. Additionally, there is a fantastic dual accessed under stairs area which is either accessed via a door under the stairs or from the kitchen, ideal for





UTILITY ROOM

Measurements – 13'0" x 6'6" (3.96m x 1.99m)

The utility room features fitted wall and base units with high gloss cupboard fronts and with complimentary rolled edge work surfaces over. There is plumbing and provisions for an automatic washing machines and tumble dryer, remote sensor ceiling lighting, a wall mounted boiler and a hot water cylinder. A multipaneled door then gives access to the garage store.

GARAGE STORE

Measurements – 13'0" x 10'6" (3.96m x 3.19m)

The garage door features an electric remote controlled roller shutter door. There is lighting and power in situ.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach a fabulous study landing which features a double glazed bank of windows to the front elevation with leaded detailing. There are two ceiling light points and doors providing access to the bedroom and bathroom accommodation. Additionally, a staircase then rises to the second floor which is carpeted with wooden banister and spindle balustrade. There is an additional bank of windows to the side elevation and a significant store cupboard at the end of the landing which has fitted shelving and a ceiling light point in situ which could be incorporated into bedroom five to make the bedroom larger or be perhaps utilised as a walk in wardrobe or en-suite.



BEDROOM TWO

Measurements – 16'4" max x 14'0" (4.98m max x 4.27m)

Bedroom two is a fabulously proportioned double bedroom which has ample space for free standing furniture. It features a bank of double glazed windows to the rear elevation with fabulous open aspect views. There is a ceiling light point, radiator and a bank of fitted wardrobes which have hanging rails and shelving in situ. A multipaneled door gives access to the en-suite shower room.



BEDROOM TWO EN-SUITE

Measurements – 8'0" x 6'0"
(2.44m x 1.84m)

The en-suite shower room features a white three piece suite which comprises of a quadrant style shower cubicle with thermostatic shower, a low level W.C. and a pedestal wash hand basin with chrome monobloc mixer tap. There is luxury vinyl tiled flooring, tiled walls, inset spotlighting to the ceiling and an extractor fan. Additionally, there is a double glazed window with obscure glass to the side elevation and a horizontal ladder style radiator.



BEDROOM THREE

Measurements – 11'4"0" x 11'0" (4.27m x 3.35m)

Bedroom three is currently utilised as a second reception room and can accommodate a double bed with ample space for free standing furniture. It features a bank of double glazed windows to the front elevation with leaded detailing, a central ceiling light point and radiator.



BEDROOM FOUR

Measurements – 14'10" x 9'9" (4.51m x 2.96m)

Bedroom three is a particularly light and airy double bedroom which has ample space for free standing furniture. It features a bank of double glazed windows to the front elevation with leaded detailing which has fantastic open aspect views over roof tops far across the valley. There is a ceiling light point and radiator.





BEDROOM FIVE

Measurements – 9'8" x 9'3" x 2.95m x 2.83m)

Bedroom five is currently utilised as a home office yet can accommodate a double bed with space for free standing furniture. There is a bank of double glazed windows to the rear elevation with fantastic open aspect views over rooftops, a central ceiling light point and a radiator.



HOUSE BATHROOM

Measurements – 9'8" x 8'2" (2.95m x 2.48m)

The bathroom features a white four piece suite which comprises of a step in shower cubicle with thermostatic Bristan shower, a panelled bath with shower head mixer tap, a low level W.C. and a pedestal wash hand basin. There is high quality flooring, tiled walls and a chrome ladder style radiator. Additionally, there is inset spotlighting to the ceiling, an extractor fan and a double glazed window with obscure glass to the side elevation.



SECOND FLOOR

SECOND FLOOR LANDING

Taking the staircase from the first floor, you reach the second floor landing which features a double glazed bank of windows to the side elevation which arguably has one of the best views of the property with panoramic open aspect views across the valley. There is a ceiling light point, a wooden banister with spindle balustrade over the stairwell head and a multipaneled door then gives access to the principal suite.

PRINCIPAL SUITE

Measurements – 20'9" max x 18'10" (6.33m max x 5.73m)

As the photography suggests, the principal suite is a fabulously proportioned, super king sized room with ample space for free standing furniture and could be utilised as its own studio with enough floor space to accommodate a bedroom area, a living area and kitchenette. It currently features an array of fitted furniture which includes built in wardrobes under the eaves with hanging rails and shelving with matching drawer units and cupboard with a fabulous window seat with storage beneath. There are triple aspect windows with double glazed windows to the front and side elevation and a double glazed skylight window with integrated blinds to the rear which provide fantastic open aspect views across the valley. There is inset spotlighting to the ceiling, a radiator, ample plug points and a multipaneled door then gives access to the en-suite bathroom.





EN-SUITE SHOWER ROOM

Measurements - 9'8" x 7'6" (2.95m x 2.28m)

The en-suite shower room features a modern white three piece suite which comprises of a step in quadrant style shower cubicle with thermotic Bristan shower, a low level W.C. with push button flush and a broad winged wash hand basin with vanity cupboards beneath and cascading water fall mixer tap with vanity mirrored splashback with inset down lighting. There is high quality flooring, tiling to the walls, inset spotlighting to the ceiling and a chrome ladder style radiator. Additionally, there is a loft hatch giving access to a useful attic space, a bank of double glazed windows with obscure glass to the side elevation and a multipaneled door then gives access to a walk in wardrobe.

WALK IN WARDROBE

The walk in wardrobe features fitted shelving and hanging rails, a wall light point and a door encloses a useful under eaves store cupboard.



OUTSIDE

FRONT EXTERNAL

Externally to the front is a lawn garden with double driveway providing off street parking and leading to the integral garage. A flagged pathway then leads to the front door. There are external up and down lights and an EV point.

REAR EXTERNAL

Externally to the rear the property features an enclosed garden which is predominantly laid to lawn and features a fabulous block paved patio area ideal for alfresco dining and barbequing. The garden is a south westerly aspect so enjoys the sun throughout the entirety of the day and features low maintenance flower and shrub beds with fenced boundaries and at the bottom of the garden is a hard standing with space for a summer house. There is external lighting, external plug points and an external tap.





ADDITIONAL INFORMATION

EPC rating - C

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – F

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have 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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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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 20/05/2026

PROPERTY VIEWING NOTES



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