



Water Lane, Middlestown,
Guide Price £360,000



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Water Lane, Middlestown, Wakefield, West Yorkshire

Guide Price £360,000

*** GUIDE PRICE £350,000 - £360,000 *** FANTASTIC INDIVIDUAL FOUR BEDROOM HOME WITH GENEROUS ACCOMMODATION AND BEAUTIFUL GARDENS TUCKED AWAY IN THIS BACKWATER LOCATION ***

Conveniently located in Middlestown within easy access to Horbury and Ossett with their many amenities including shops, restaurants, sought after schools, great transport links including a regular bus at Horbury Bridge and the motorway network giving access to Leeds and beyond. There are also beautiful walks on your doorstep with Coxley woods and Stoneycliffe Nature reserve close by. This charming home is tucked away at the end of a long private driveway just off Water Lane and is well presented throughout with accommodation that briefly comprises, to the ground floor, entrance lobby, entrance hall which opens into the spacious kitchen and diner, separate dining room, utility room, lounge with french doors opening into the garden, generous master bedroom with fitted wardrobes, en-suite shower room, second bedroom and family bathroom. To the first floor is an open large landing area currently used as an office space and doors leading to two double bedrooms. Externally the property is accessed via a private driveway and has a larger than average stone fronted garage. The property being surrounded by gardens has a beautiful rear landscaped garden with paved patios as well as lawned areas and established shrub and flower borders. With so much to offer this home truly deserves a full inspection and would even suit someone looking for generous downstairs accommodation as well as families. EPC grade D.

ENTRANCE PORCH

Hardwood glazed door with glazed panels leading into the entrance lobby

ENTRANCE LOBBY

Door with glazed panel leading through into the open plan kitchen/hall/diner. Coving to ceiling and dado rail. Tiled floor. Central heating radiator.

ENTRANCE HALL

Feature wooden banister rail staircase with understairs storage. Telephone point. Central heating radiator with matching cover.

OPEN PLAN KITCHEN/DINER

5.51m x 5.31m (Narrowing to 10' 2) (18'1" x 17'5" (Narrowing to 10' 2))

Kitchen area comprises a range of fitted units in a wood finish including base, wall, pan drawers, display and carousel style cupboards. Work surfaces in a granite finish with matching up stand and incorporating one and a half bowl sink and drainer with mixer tap. Four ring induction hob with chimney extractor fan above and electric fan assisted oven beneath. Integrated dishwasher. Finished with wood flooring and hardwood glazed windows in a beech wood finish with downlights to the front aspect.

There is also space for a dining table and chairs to create a lovely open plan family space.

UTILITY ROOM

3.00m x 1.65m (9'10" x 5'5")

Hardwood window to side aspect. Range of fitted base and wall units in a wood finish with matching wine rack. Laminate worktop incorporating stainless steel sink and drainer with mixer tap and plumbing for washing machine below. Space for appliances including large fridge freezer. Central heating radiator.

DINING ROOM

4.72m x 2.92m (15'6" x 9'7")

This room could be used for a number of uses such as a second sitting room, formal dining room or even a fifth bedroom with French doors leading to the side of the property and gas fire burning stove.

LOUNGE

5.08m x 3.81m (16'8" x 12'6")

Hardwood French doors to the rear opening into the lovely rear garden creating a wonderful entertaining space and further window to the side aspect. Fitted feature downlights to the ceiling and built in electric fire. Central heating radiator.

MASTER BEDROOM

5.33m x 3.78m (17'6" x 12'5")

Two hardwood glazed windows to the rear aspect overlooking the garden. Range of floor to ceiling modern fitted wardrobes comprising of four double and two single with mirrored panels, integrated drawer packs and downlights above. Central heating radiator.

EN-SUITE SHOWER ROOM

2.82m x 1.85m (min) (9'3" x 6'1" (min))

Hardwood glazed window to side aspect. Three piece suite comprising of a corner shower with rainfall shower head and double shower screen doors, wash hand basin with mixer tap and pedestal, low level WC with matching bidet. Finished with fully tiled walls, matching vanity unit with downlights and glass shelving, towel/radiator in a chrome finish and ceiling downlights.

BEDROOM TWO

3.66m x 3.15m (12'0" x 10'4")

Hardwood windows to the front aspect. Central heating radiator.

FAMILY BATHROOM

2.44m x 2.13m (8'0" x 7'0")

Hardwood glazed window to front aspect. Three piece suite comprising shower enclosure with double screen glazed doors, paneled Whirlpool bath with mixer tap, WC and floating wash hand basin with mixer tap. Finished with tiled floor, tiled walls and wall lights. Central heating radiator.

FIRST FLOOR LANDING

Mezzanine style landing currently used as an office space with hardwood window to rear aspect and one to the front with far reaching views.

BEDROOM THREE

4.80m x 3.43m (15'9" x 11'3")

Hardwood dual aspect windows with far reaching views. Modern wooden beams to ceiling and downlights. Central heating radiator. Eaves storage.

BEDROOM FOUR

5.05m x 3.71m (16'7" x 12'2")

Hardwood dual aspect windows with far reaching views. Modern wooden beams to ceiling and downlights. Central heating radiator. Eaves storage.

EXTERNAL

The property is tucked away off Water Lane and is accessed via its own separate private driveway to provide parking with hedged borders and outside lighting along the way. Stone fronted garage with up and over door, power and light. Gated access to the side which leads to ornate paved patio and French wooden doors leading through into the dining room/reception two. To the rear is a further paved patio with decorative stone to various pockets of the garden. Water feature garden with lighting, a selection of mature trees, plants and borders and lawned gardens with a selection of plants, rockeries and trees and outside lighting.

PREMIUMLISTING

All Measurements

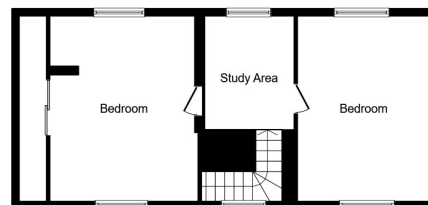
All Measurements are Approximate



For full EPC please contact the branch



Ground Floor



First Floor

Total floor area 180.0 sq. m. (1,938 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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