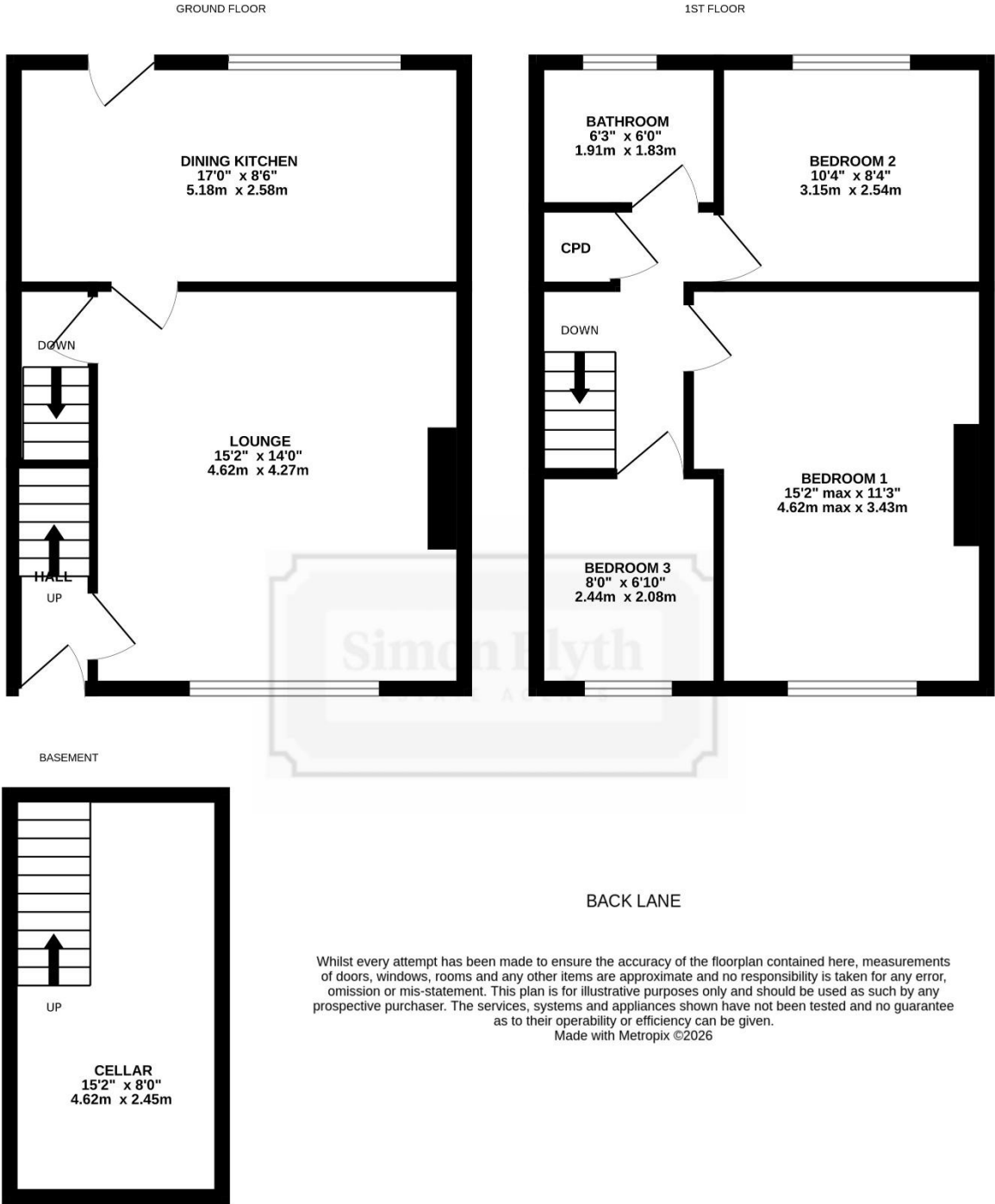




15 BACK LANE, MIDDLESTOWN, WAKEFIELD, WF4 4PE



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PROPERTY DESCRIPTION

A BEAUTIFULLY POSITIONED THREE BEDROOMED END COTTAGE WITH A SUPERB DRIVEWAY AND ENCLOSED GARDENS TO BOTH THE FRONT AND REAR THAT ARE PARTICULARLY SURPRISING. WITH LONG DISTANCE VIEWS, THIS PROPERTY SITS ON THE EDGE OF THE VILLAGE AND HAS A VIEW WAY OVER TOWARDS HORBURY, WAKEFIELD AND BEYOND AND IS IN CLOSE PROXIMITY TO WONDERFUL RURAL WALKS. IT IS SUPERBLY PRESENTED THROUGHOUT WITH GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING, IT IS FITTED WITH HIGH QUALITY FITTINGS AND BRIEFLY COMPRISES OF ENTRANCE LOBBY, LARGE LOUNGE WITH WOOD BURNING STOVE AND SUPERB VIEWS, DINING KITCHEN WITH OUTLOOK OVER THE REAR GARDENS, GOOD SIZED, WELL PRESENTED CELLAR, THREE BEDROOMS, TWO OF WHICH ARE DOUBLES, HIGH QUALITY BATHROOM, GOOD SIZED GARDENS AND LARGE SHED/WORKSHOP. THE PROPERTY BENEFITS FROM BEING IN CLOSE PROXIMITY TO THE VERY CONVENIENT VILLAGE AND SUPERB FOR COMMUTABILITY.

Offers Around £250,000

GROUND FLOOR

ENTRANCE PORCH

A very attractive entrance door with large obscure glazed panel with etched glazing and attractive led work with a window above displaying the property's number gives access through to the entrance lobby. This has attractive flooring and a central ceiling light point. Four panelled timber door leads through to the lounge.

LOUNGE

Measurements - 15'2" x 14'0" (4.62m x 4.27m)

A very good sized room with a lovely long distance view way over towards Wakefield and beyond and this large window floods the room with natural light. There is a high ceiling height, coving to the ceiling, a central ceiling light point and an impressive broad chimney breast with antique brick and raised hearth all being home for a solid fuel burning cast iron stove with large, glazed door and a timber mantel. The room is decorated to a high standard. A doorway leads through to the dining kitchen. From the lounge, a doorway gives access to a stone staircase that leads down to the very good sized and well presented cellar.





CELLAR



DINING KITCHEN

Measurements - 17'0" x 8'6" (5.18m x 2.58m)

This, which has an outlook over the property's rear gardens and also has a UPVC and glazed door giving direct access out to the rear gardens, has a ceramic tiled floor, high ceiling height with inset spotlighting and a comprehensive range of units being at both the high and low level with integrated appliances. The appliances include fridge/freezer, integrated stainless steel and glazed fronted double oven, gas hob with stainless steel and glazed extractor fan above. There is a wall mounted Valiant gas fired central heating boiler, twin glazed display cabinets, a good amount of storage cupboards, plumbing for an automatic washing machine and a one and a half bowl sink unit with mixer tap over. There is a large number of working surfaces with decorative tiled splashbacks and a good sized dining area.





FIRST FLOOR

FIRST FLOOR LANDING

From the entrance lobby a staircase with polished timber handrail with spindle balustrading rises up to the first floor landing. This has coving to the ceiling and a good sized storage cupboard.

BEDROOM ONE

Measurements -15 '2" x 11 '3" (4.62m x 3.43m)

A large double bedroom enjoying the spectacular long distance view. This bedroom has been superbly appointed with inbuilt bedroom furniture comprising of robes to the full ceiling height and dressing table/drawers to one side with mirrored backcloth and storage cupboards above. All is presented to a high standard.



BEDROOM TWO

Measurements -
10'4" x 8'4"

(3.15m x 2.54m)

Once again, a good-sized double room with an outlook to the rear courtesy of a very large window.



BEDROOM THREE

Measurements - 8'0" x 6'10" (2.44m x 2.08m)

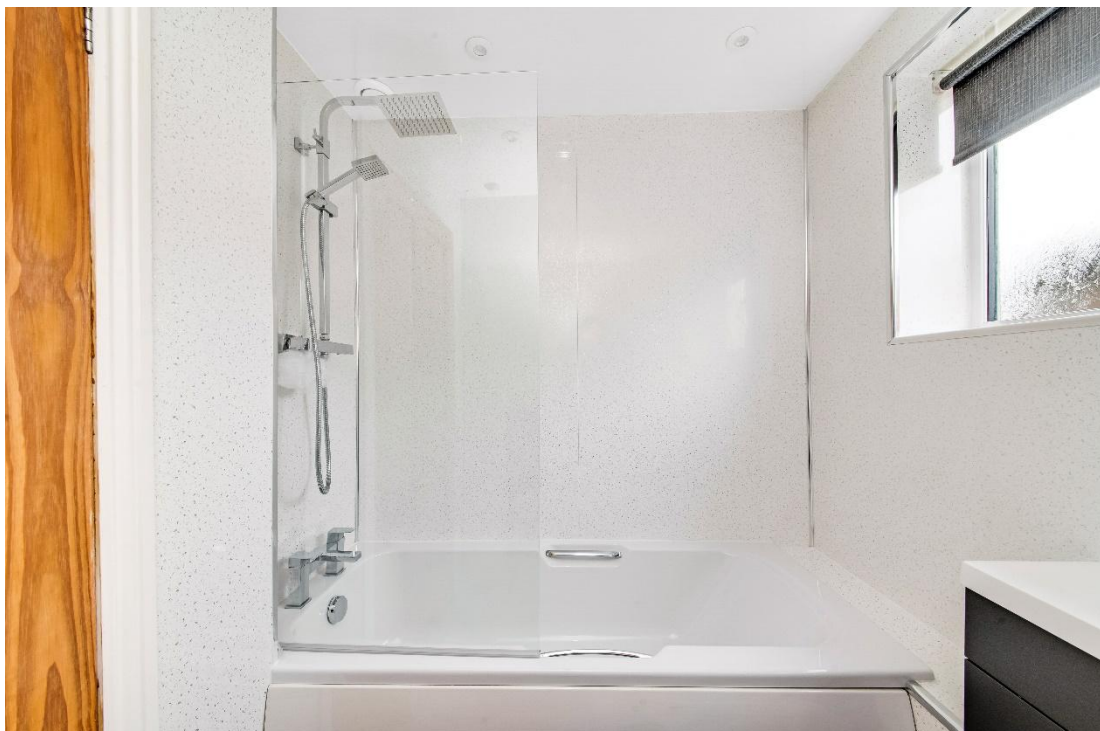
Enjoying the fabulous long distance view, this single room has period style cupboards.



HOUSE BATHROOM

Measurements - 6'3" x 6'0" (1.91m x 1.83m)

The property's bathroom is fitted with a modern three suite piece in white that comprises of a low level W.C., a vanity unit with cupboards beneath, a mixer tap above and high quality working surfaces. There is a panelled bath with glazed shower screen, mixer tap and separate chrome shower fittings with a handheld microphone shower in addition to the main shower head itself. There is attractive flooring, an obscure glazed window, inset spotlighting and a central heating radiator/heated towel rail.



OUTSIDE

EXTERNAL SPACE

The property occupies a remarkable location set close to the centre but yet having a view over towards Horbury and Thornhill. There is a wonderful rural setting off this lane and spectacular rural walks a little further down the lane. To the front, there is an enclosed garden. This is enclosed by a combination of fencing with attractive stone work, raw pine railings, a raw pine timber gate and a stone flagged sitting out space.

To the side, there is a very good sized driveway which provides parking for at least 2 vehicles. It is a very wide and contained by the property itself and fencing to two sides. A pedestrian right of way exists over the pathway to the side which leads around to the rear of the property giving pedestrian access to number 13.

The rear garden is enclosed by high quality fencing and a timber gate. It is well presented and has a good sized paved sitting out space immediately to the rear of the home with mature shrubs and trees. There is an artificial grassed area providing perfect playing out space and a further stone flagged patio. Beyond that, there is a gravelled area proving a good amount of storage space and an exceptionally large garden shed/workshop which measures approximately 12'0" x 8'0" and is fitted with power and lighting.







ADDITIONAL INFORMATION

It should be noted that the property has an external water tap. The property has UPVC double glazing, gas fired central heating and an alarm system.

EPC rating - D

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – B

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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PROPERTY VIEWING NOTES

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