

Middleton Lane | Thorpe on the hill | WF3 3EJ

Guide Price £350,000

Four bedroom semi-detached dorma | Council Tax Band C | EPC Rating D

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EXCEPTIONAL THROUGHOUT. STUNNING OPEN VIEWS. RARE OPPORTUNITY. EXCELLENT LOCATION FOR COMMUTERS.
Guide price £350,000 - £355,000.
An immaculate four-bedroom semi-detached chalet bungalow set between Middleton and Thorpe, having electric gated access to a generous driveway accessing a large single garage with a large front forecourt.

Internally the property is finished to a high standard throughout offering over 1200 sq ft. of living space. There is two open-plan well-proportioned reception rooms with contemporary fireplace, quality flooring and modern lighting, providing comfortable spaces for family living and entertaining. The fitted kitchen offers extensive worktop space and sleek cabinetry, with room for informal dining and direct access outside.

There are four bedrooms arranged over two levels, including bright double rooms with fitted wardrobes and two stylish bathrooms serve the home, one en-suite and a ground floor shower room featuring modern fittings.

Outside, the rear garden provides an attractive mix of lawn and decked seating areas, well suited to outdoor dining and relaxation, with good screening from surrounding fencing, as well as stunning open views to the side and rear.

Thorpe on the hill is a popular village between Leeds and Wakefield, convenient for everyday amenities in nearby East Ardsley and Rothwell. Families are well served by local primary and secondary schools within a short drive. Pleasant green space can be enjoyed at Middleton Park and Rothwell Country Park, both accessible in around 10–15 minutes by car.

Commuters benefit from easy road links to the M62 and M1, while Outwood and Normanton railway stations are within about a 10–15 minute drive, offering regular services to Leeds and Sheffield, with journey times to Leeds typically around 15 minutes.











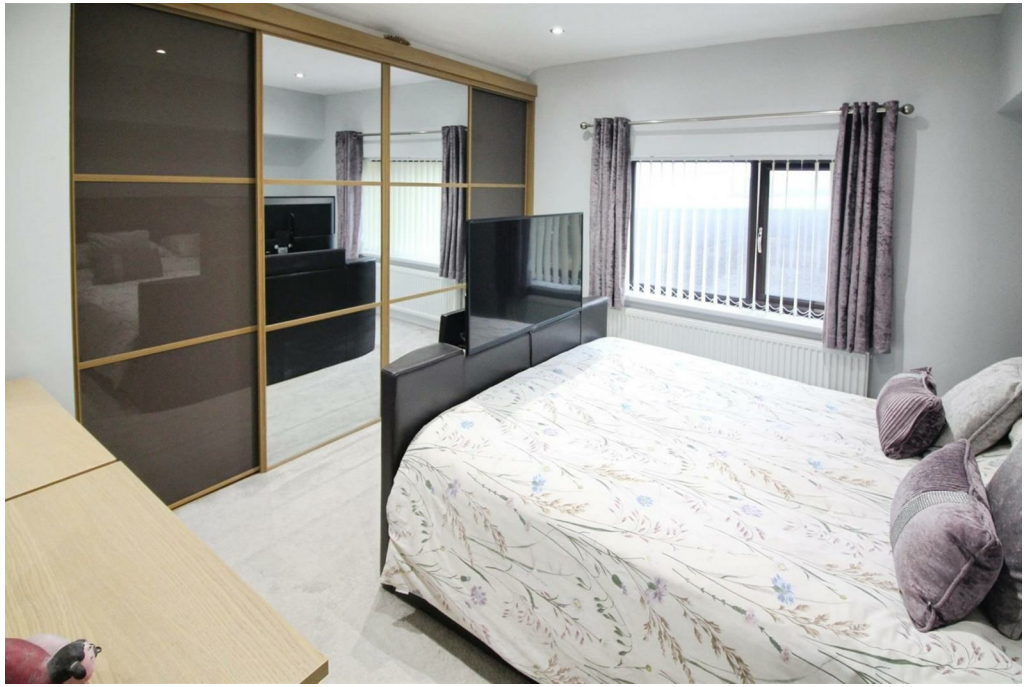





Total area: approx. 112.4 sq. metres (1209.6 sq. feet)







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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