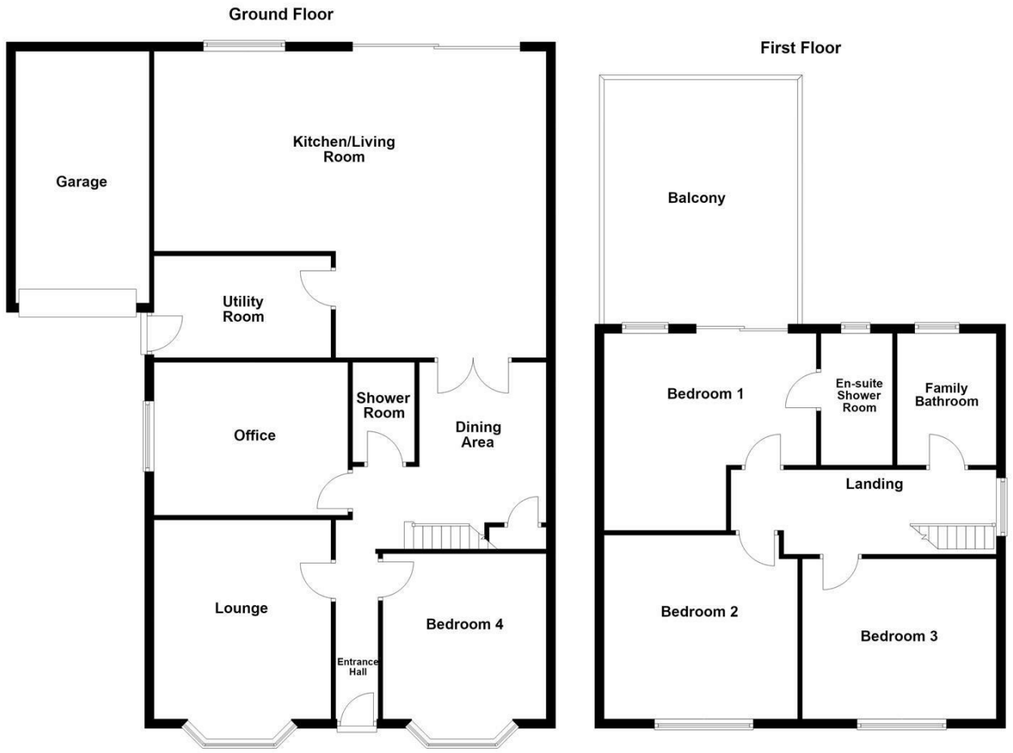

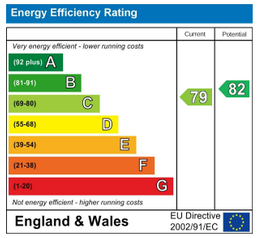

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Damebrook Lodge, 27 Old Road, Middlestown, Wakefield, WF4 4QN

For Sale Freehold £645,000

Individually designed and built to exacting standards, this impressive four bedroom executive detached residence offers substantial and versatile living accommodation extending to approximately 2,000 square feet. Finished to an exceptional specification throughout, the property combines sophisticated contemporary interiors with generous reception space, beautifully appointed bathrooms and a stunning open plan breakfast kitchen and family room. Situated within the sought after village of Middlestown, the property is offered for sale with no onward chain and vacant possession upon completion.

The accommodation comprises an impressive entrance hallway opening into a spacious dining area, with doors leading to an elegant lounge, home office, contemporary shower room and fourth bedroom, offering flexibility for modern family living. French doors from the dining area lead into the outstanding open plan kitchen living room, forming the centrepiece of the home and providing a superb setting for both everyday living and entertaining. A separate utility room complements the ground floor accommodation. A striking glass balustrade staircase rises to the first floor landing, leading to three generously proportioned double bedrooms, with the principal bedroom benefitting from a stylish en suite shower room, together with a beautifully appointed contemporary family bathroom. Externally, electrically operated gates open onto an extensive tarmac driveway extending across the front and side of the property, providing private ample off road parking and leading to the garage. To the rear is an attractive lawned garden incorporating an Indian stone terrace, creating an inviting space for outdoor dining, entertaining and relaxation with stunning far reaching views.

Enjoying a prime position within the desirable village of Middlestown, the property is conveniently located for a range of local amenities, including shops, public houses and schools, with Middlestown Primary Academy being only minutes away. The village enjoys a semi rural setting with picturesque countryside and scenic walks nearby, whilst the neighbouring areas of Horbury, Ossett and Netherton offer further shopping, dining and leisure facilities. Wakefield city centre is readily accessible, providing a broader range of amenities and mainline railway services. Convenient access to the M1 motorway network makes Middlestown an appealing location for those commuting further afield, offering an excellent balance between village living and connectivity to surrounding towns and cities.

A truly impressive home combining architectural individuality, high specification finishes and thoughtfully designed living spaces, ideally suited to the demands of a growing family. Only a full internal appraisal will reveal the exceptional quality and generous proportions of the accommodation on offer, with an early viewing highly recommended.



ACCOMMODATION

ENTRANCE HALL
Entrance door leading into the hallway. Karndean flooring, central heating radiator and recessed spotlights to the ceiling. Glass balustrade staircase providing access to the first floor landing. Doors provide access to bedroom four, lounge, office, downstairs shower room/W.C. and useful understairs storage. The hallway opens through into the dining room.

BEDROOM FOUR
13'7" x 11'9" (4.16m x 3.60m)
UPVC double glazed walk-in bay window overlooking the front elevation. Central heating radiator and recessed spotlights to the ceiling.

LOUNGE
15'9" x 11'10" (4.82m x 3.63m)
UPVC double glazed walk-in bay window overlooking the front elevation. Central heating radiator and recessed spotlights to the ceiling.



OFFICE
13'6" x 10'4" (4.14m x 3.17m)
UPVC double glazed window overlooking the side elevation. Central heating radiator and recessed spotlights to the ceiling.

DOWNSTAIRS SHOWER ROOM
6'10" x 4'2" (2.10m x 1.29m)
Fitted with a contemporary suite comprising low flush W.C., wash basin set within vanity storage and walk-in shower enclosure with mixer shower and separate shower attachment. Tiled flooring, chrome ladder style heated towel radiator and recessed spotlights to the ceiling.

DINING ROOM
12'3" x 9'1" (3.75m x 2.77m)
Karndean flooring, central heating radiator and recessed spotlights to the ceiling. Door providing access to understairs storage. French doors and steps lead down into the open plan kitchen living room.

OPEN PLAN KITCHEN LIVING
28'1" x 18'11" (8.57m x 5.79m)
A superb open plan space with Karndean flooring, recessed spotlights and both standard and portrait style central heating radiators. Feature lantern roof providing additional natural light. UPVC double glazed window and sliding patio doors overlooking and opening onto the rear garden. The bespoke two-tone kitchen is fitted with matt grey wall and base units with quartz work surfaces over, one and a half bowl sink and drainer, soft-close units and pan drawers. Four ring electric induction hob with quartz splashback and contemporary extractor hood above, twin integrated ovens and grills, integrated dishwasher and integrated fridge freezer. Central island with quartz work surface, storage cupboards and pan drawers.



UTILITY ROOM
13'3" x 7'3" (4.06m x 2.22m)
Fitted with base units and quartz work surfaces with sink and drainer with mixer tap, space and plumbing for a washing machine and space for an additional fridge freezer. Tile effect flooring and recessed spotlights. Composite side entrance door.



FIRST FLOOR LANDING
Glass balustrade, frosted UPVC double glazed window overlooking the side elevation, loft access with pull-down ladder and recessed spotlights to the ceiling. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
15'7" x 13'3" (4.76m x 4.04m)
UPVC double glazed window and sliding patio doors overlooking the rear elevation, central heating radiator and sliding patio doors provide access onto a spacious balcony. Door leading into the en suite shower room.



EN SUITE SHOWER ROOM
8'6" x 4'9" (2.61m x 1.47m)
Fitted with a contemporary suite comprising concealed cistern low flush W.C., wash basin set within vanity storage and walk-in shower enclosure with mixer shower and separate shower attachment. Tile effect flooring, chrome ladder style heated towel radiator and recessed spotlights. Frosted UPVC double glazed window overlooking the rear elevation.



BEDROOM TWO
13'11" x 13'3" (4.26m x 4.05m)
UPVC double glazed window overlooking the front elevation, central heating radiator and recessed spotlights to the ceiling.

BEDROOM THREE
13'9" x 11'1" (4.20m x 3.40m)
UPVC double glazed window overlooking the front elevation, central heating radiator and recessed spotlights to the ceiling.

BATHROOM
8'7" x 6'10" (2.63m x 2.10m)
Fitted with a contemporary suite comprising freestanding bath with waterfall tap and separate shower attachment, concealed cistern low flush W.C., wash basin set within vanity storage and corner shower enclosure with mixer shower and separate shower attachment. Tile effect flooring, chrome ladder style heated towel radiator and recessed spotlights to the ceiling. Frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
To the front and side is a tarmac driveway providing ample off road parking with electronically operated gates provide vehicular access, together with a separate pedestrian gate. The driveway leads to the attached garage with up and over door with power and lighting. To the rear is a lawned garden incorporating an Indian stone paved patio area. The garden enjoys open views across adjoining fields to the rear.



COUNCIL TAX BAND
The council tax band for this property is D.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

PLEASE NOTE
Please Note that some of the images portrayed have computer generated enhancements for display purposes.