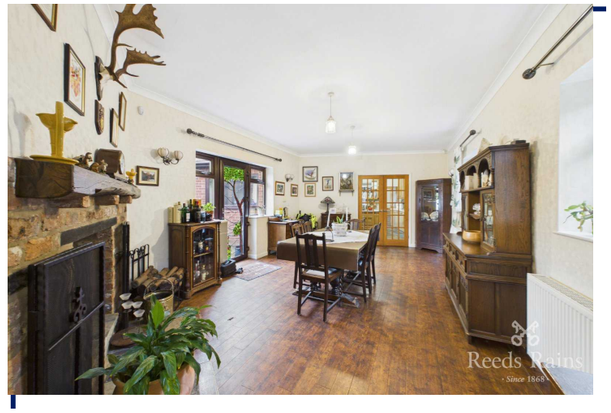
















31A, Sandy Lane, Middlestown,
Wakefield, West Yorkshire, WF4

Offers Over: £500,000
Freehold

Reeds Rains

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The Property Ombudsman

31A, Sandy Lane, Middlestown, Wakefield, West Yorkshire, WF4

Offers Over: £500,000 Freehold

Council Tax Band: C
EPC Rating: TBC

Situated in the sought-after village of Middlestown, this impressive three-bedroom detached bungalow offers spacious and versatile accommodation, generous gardens and breath taking countryside views stretching for miles. The property benefits from three bedrooms, one of which offers the flexibility to be used as an additional living room, alongside a spacious open-plan living and dining area, a well-appointed kitchen with separate utility room, family bathroom, additional WC, double garage...

Entrance Hall
Entering through the main front door, you are welcomed into a bright and inviting entrance hallway, providing access to all three bedrooms, the family bathroom and kitchen. The hallway benefits from a gas central heating radiator, useful built-in storage and access to the partially boarded loft, providing additional storage space.

Living Room/ Bedroom 3
A beautifully presented and generously proportioned room offering excellent versatility, suitable for use as a third bedroom or an additional living room, depending on individual requirements. The room features an attractive uPVC double-glazed bay window overlooking the front of the property, perfectly positioned to appreciate the spectacular elevated countryside views while allowing plenty of natural light to fill the space. Additional features include decorative ceiling coving, a fireplace with an attractive mantelpiece surround, a gas central heating radiator and carpeted flooring. A particularly charming feature is the circular stained-glass window, incorporating a decorative bird and floral design, adding character and individuality to this lovely room.

Bedroom 1
A generously proportioned principal bedroom featuring an attractive uPVC double-glazed bay window overlooking the front of the property, enjoying the same wonderful far-reaching countryside views. The room benefits from built-in storage cupboards, providing both upper and lower storage space, alongside carpeted flooring, decorative ceiling coving and a gas central heating radiator. An additional circular double-glazed stained-glass window, featuring a colourful butterfly design, provides a delightful decorative feature while allowing further natural light into the room.

Bathroom
A well-appointed family bathroom fitted with a three-piece suite comprising a low-level flush WC, wash basin with vanity storage unit and a spacious walk-in shower. The room benefits from floor-to-ceiling wall tiling, tiled flooring, a gas central heating radiator and an additional heated towel radiator. A uPVC double-glazed frosted window provides natural light while maintaining privacy. A particularly attractive feature is the decorative stained-glass panel within the wooden entrance door, depicting a heron and bringing additional character and light into the bathroom.

Bedroom 2
A well-proportioned second bedroom offering a comfortable and versatile space, suitable for use as a bedroom, guest room or study, depending on individual requirements. The room benefits from a uPVC double-glazed window, allowing natural light to enter, alongside carpeted flooring, a gas central heating radiator and decorative ceiling coving.

Kitchen
A spacious and well-equipped kitchen offering an excellent range of wall and base units, providing generous storage and preparation space. The kitchen features a central island incorporating an induction hob, with an extractor hood positioned above, creating a practical and sociable cooking area. Additional integrated appliances include a built-in oven and grill, while a dedicated wine storage area and further cupboard space provide useful storage solutions. There is also ample space for a large fridge freezer, alongside a gas central heating radiator, additional plinth heater and decorative ceiling coving.
A uPVC double-glazed window overlooks the adjoining utility room, while glazed wooden double doors provide access through to the spacious additional reception accommodation, helping to create a natural flow between the living areas.
The kitchen also provides direct access to the separate utility room.

Utility Room
A practical and well-proportioned utility room providing additional storage and laundry facilities. The room benefits from a range of base units, plumbing for a washing machine and space for a tumble dryer, alongside tiled walls offering a practical finish. A uPVC double-glazed window overlooks the rear of the bungalow, while an additional internal window allows light to pass through from the kitchen. A uPVC double-glazed frosted external door provides convenient access to the surrounding gardens and patio areas.

Dining Room
A truly impressive and versatile reception space, offering generous proportions and an abundance of natural light, making it ideal for both everyday living and entertaining. The room benefits from an external uPVC double-glazed entrance door, with windows positioned on either side, creating a bright and welcoming atmosphere. The door itself incorporates a beautiful decorative stained-glass design depicting a tree with branches and leaves, adding a distinctive feature to the room. Further features include two gas central heating radiators, decorative ceiling coving and two uPVC double-glazed windows overlooking the rear of the property. One of the standout features is the attractive stone fireplace with a wooden mantelpiece and double-sided log-burning stove, positioned between the dining room and adjoining living area, allowing warmth and character to be enjoyed from both spaces. The open-plan arrangement creates a fantastic sense of space and flexibility, making this an

For full EPC please contact the branch.



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