



4 Coxley Lane, Middlestown,
Wakefield, WF4 4PU

Asking Price: £895,000

Holroyd Miller have pleasure in offering for sale this individually designed and extended detached family home, offering a truly unique opportunity with adjacent stabling and tack room and adjacent paddock amounting to 2.5 acres. Located on this ever popular and sought-after location west of Wakefield city centre adjoining open countryside and numerous walks and cycle paths. The accommodation has both gas fired central heating, UPVC double glazing and comprising; entrance porch to reception hallway with cloakroom/utility room, well-appointed kitchen/diner with a range of shaker style units, Belfast sink, adjacent formal dining room with patio doors leading onto the garden, spacious living room with feature fireplace, French doors and patio doors makes this a light and airy room with access to a large conservatory overlooking the main garden. To the first floor, three good sized bedrooms with built in wardrobes, master bedroom with ensuite shower room, house bathroom. Outside, the property has a driveway providing ample off-street parking leading to detached double garage, formal lawned gardens being well stocked with mature trees, magnificent magnolia and flowering borders, stone paved patio area, gateway leads into a courtyard area. An absolute must for those with an equestrian interest, detached stable block for three horses together with tack room, barn area with gateway leading onto adjacent 2.5 acre enclosed paddock. A truly wonderful opportunity for those seeking the country life yet still offering excellent access to the motorway network for those travelling to either Leeds or Sheffield via J39/M1. An internal inspection is essential to appreciate all that is on offer.

Entrance Porch Leads to...

Reception Hallway

With understairs storage cupboard, double glazed window, single panel radiator.

Cloakroom/Utility Room

Having wash hand basin set in vanity unit, low flush w/c, half tiling, plumbing for automatic washing machine, oak flooring, double glazed window, central heating radiator.

Kitchen/Diner *19'11" x 12' (6.07m x 3.66m)*. Fitted with a matching range of cream shaker style fronted wall and base units with contrasting oak worktops, Belfast sink with mixer tap unit, gas point for cooker, plumbing for dishwasher, oak flooring, extractor hood, feature radiators, central heating boiler, two double glazed windows make this a light and airy room with central heating radiator.

Formal Dining Room *19'11" x 11'11" (6.07m x 3.63m)*. With oak flooring, sliding double glazed patio doors makes the most of the views overlooking the garden, double panel radiator, steps lead through to...

Living Room *17' x 18'3" (5.18m x 5.56m)*.

A light and airy room with sliding double glazed patio doors leading through to the conservatory and double-glazed French doors lead onto the adjacent stone paved patio area, feature stone fireplace and hearth with flame effect fitted gas fire, central heating radiator.

Conservatory *15'10" x 11'1" (4.83m x 3.38m)*.

Being double glazed with oak flooring, two wall light points, views overlooking the main garden.

Stairs lead to First Floor Landing

With double glazed window.

Bedroom *12' x 12'9" (3.66m x 3.89m)*. Having two double glazed windows, fitted wardrobes, overhead cupboards, views to both sides, central heating radiator.

House Bathroom

Comprising pedestal wash basin, low flush w/c, panelled bath with shower over, tiling, double glazed window, central heating radiator.

Bedroom to Side *12' x 16'11" (3.66m x 5.16m)*.

With two sets of fitted wardrobes with light oak fronts and overhead cupboards, double glazed window making the most of the stunning views, central heating radiator.

Master Bedroom *14'1" x 17'2" (4.3m x 5.23m)*.

With two double glazed windows overlooking the garden and beyond, built in linen cupboard/wardrobe with double panel radiator.

En Suite Shower Room

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, large walk-in shower with Raindance shower head, fully tiled, double-glazed window, chrome heated towel rail.

Outside

The property has a neat garden area to the front with mature trees and shrubs adding to the privacy, driveway to the side provides ample off street parking leading to detached double garage being of concrete sectional construction (5.49m x 6.10m) with up and over door and inspection pit, stone paved patio area to the rear with raised flower beds, pathway leading onto the generous lawned garden area with mature trees including impressive magnolia, flowering borders, gateway leads through to courtyard.

Stables/Paddock

Which has a detached stable block with three stables, barn area and loose box/tack room. At the other side of the courtyard is a gateway opening to the adjacent paddock being enclosed which drains well, this has no rights of access running over it. The total site amounts to 2.75 acres.

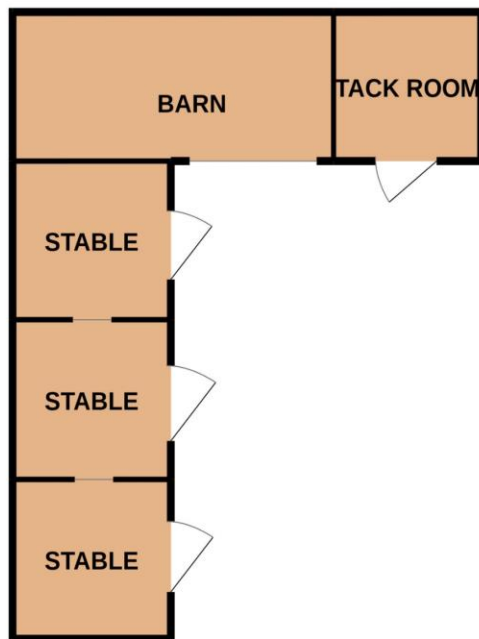
Please note all mains services are connected.







| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 82 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



GROUND FLOOR
1940 sq.ft. (180.2 sq.m.) approx.



1ST FLOOR
853 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 2793 sq.ft. (259.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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