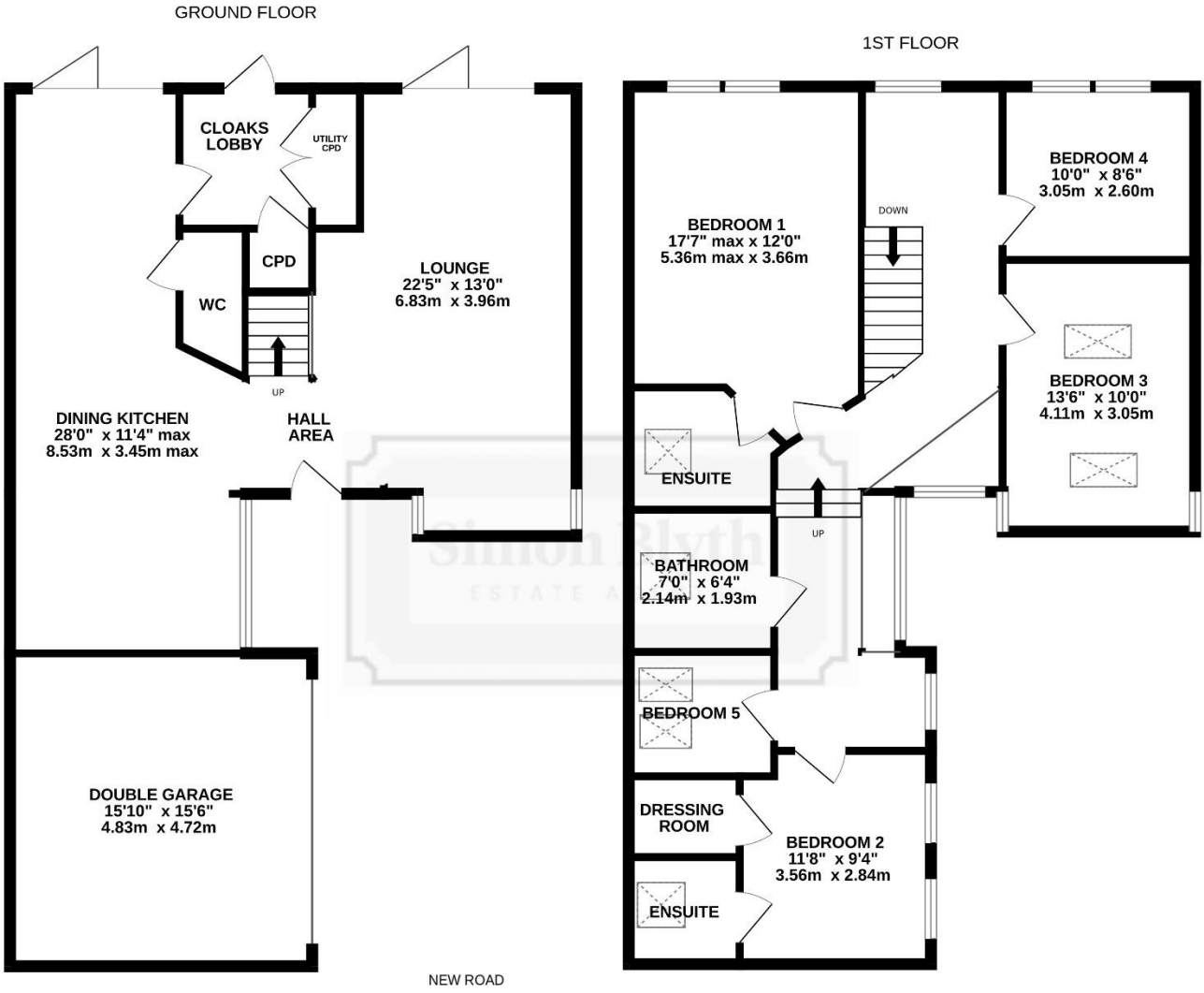
Azure House, 114a New Road, Middlestown, Wakefield, WF4



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PROPERTY DESCRIPTION

A REMARKABLE FIVE BEDROOM DETACHED STYLISH HOME IN A LOVELY POSITION, BEHIND OTHER DWELLINGS AND OVERLOOKING MATURE GOOD-SIZED GARDENS. THIS EXCEPTIONAL STYLISH HOME IS IDEAL FOR THOSE WHO REQUIRE STYLE SPACE AND AN APPROPRIATE AMOUNT OF EXTERNAL UPKEEP WITH AN AUTOMATIC GATE THROUGH TO THE DRIVEWAY. THE HOME HAS A CARPORT AND INTEGRAL DOUBLE GARAGE AND A LAYOUT THAT IS QUITE SIMPLY SUPERB, TWO ROOMS OF THE FIVE BEDROOMS WHICH ARE CURRENTLY USED AS HOME OFFICES AND STUDIO, FOUR BEDROOMS ARE DOUBLE AND TWO ARE SERVED BY EN-SUITE. THE GROUND FLOOR HAS A FABULOUS OPEN PLAN FEEL WITH INCREDIBLE DINING KITCHEN OVERLOOKING THE GARDENS COURTESY OF BI-FOLD DOORS AND A VERY LARGE LOUNGE ONCE AGAIN, OVERLOOKING THE GARDENS COURTESY OF BI-FOLD DOORS. THE HOME IS ALSO SERVED BY A DOWNSTAIRS W.C. LAST BUT BY NO MEANS LEAST, THE DOUBLE HEIGHT HALLWAY EXPOSES THE FULL CEILING HEIGHT ON THE FIRST-FLOOR LEVEL WITH BRIDGE OVER, GLAZED BALUSTRADING WHICH SETS THE SCENE IN TERMS OF STYLE AND HIGH QUALITY OF FINISH. VIEWING IS HIGHLY RECOMMENDED, PLEASE NOTE A DRIVE BY WILL NOT ACHIEVE A LOT AS THIS HOME IS IN A VERY MUCH BACKWATER POSITION. A VIEWING OF THE PROPERTY IS HIGHLY RECOMMENDED.

Offers Around £615,000

GROUND FLOOR

ENTRANCE

Fabulous exceptionally broad glazed door being of a particularly stylish nature gives access through to the entrance hall area. This is fully galleried up to the top ceiling height, courtesy of a bridge crossing the first-floor landing with glazed balustrading. The full effect is particularly impressive, as is the view up the staircase and out to the sky courtesy of the very large window on the first-floor landing. The home has beautiful flooring throughout, the ground floor is underfloor heated, and the sense of style and character is particularly pleasing. The ground floor also benefits from a split-system air conditioning and heating unit.

LOUNGE

Measurements - 22'5" x 13'0" (6.83m x 3.96m)

This which is perhaps best demonstrated by the photographs is a most stylish room. It has glazed bi-fold doors out to the delightful rear gardens and has stylish windows to the driveway side. The room has a fabulous, elevated log burning stove in cast iron with a glazed hearth and chimney to the ceiling. The room has inset spotlighting and other lighting points throughout, and a broad opening gives access through to the dining kitchen.

CHILL

DINING KITCHEN

Measurements - 28'0" x 11'4" (8.53m x 3.45m max)

As the photographs demonstrate the dining area here has been utilised as a second sitting area this once again, has the delightful view courtesy of bi-fold doors out over the mature enclosed rear gardens. The dining area has a central ceiling light point and opens through to the kitchen area with a slight change in flooring but equally high quality. The kitchen area has a large window giving a lovely view out to the driveway side and a good amount of natural light. There is inset spotlighting to the ceiling, fabulous units at both the high and low level with a large amount of working surfaces, these working surfaces incorporate a good-sized breakfast bar. There is an in-built induction five ring hob with high specification broad extractor fan above, integrated wine fridge, high specification stainless steel and glazed fronted ovens. There is also a stylish stainless sink unit, stainless steel drainer with mixer tap above, and provisions for large American style fridge/freezer.

DOWNSTAIRS W.C.

Fitted with a concealed cistern W.C and stylish wash hand basin with cupboard beneath, extractor fan and inset spotlighting.

REAR ENTRANCE LOBBY/CLOAKS

This well-presented space once again, has attractive flooring, inset spotlighting to the ceiling and has a large useful understairs storage cupboard. There are also twin doors to the utility cupboard.

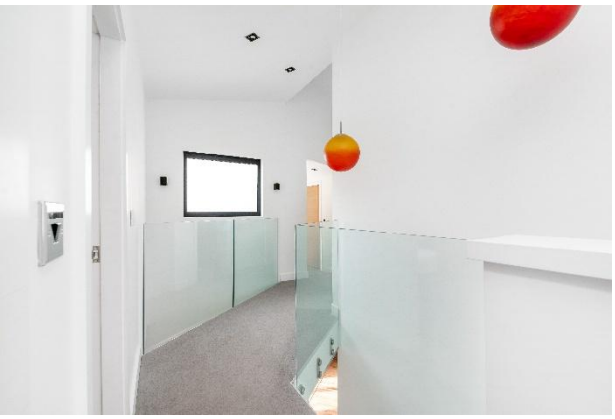
UTILITY CUPBOARD

This has plumbing for an automatic washing machine, space for a dryer and is also home for the property's gas fired central heating boiler. The cloaks area has a large, glazed door out to the rear gardens.

FIRST FLOOR

FIRST FLOOR LANDING

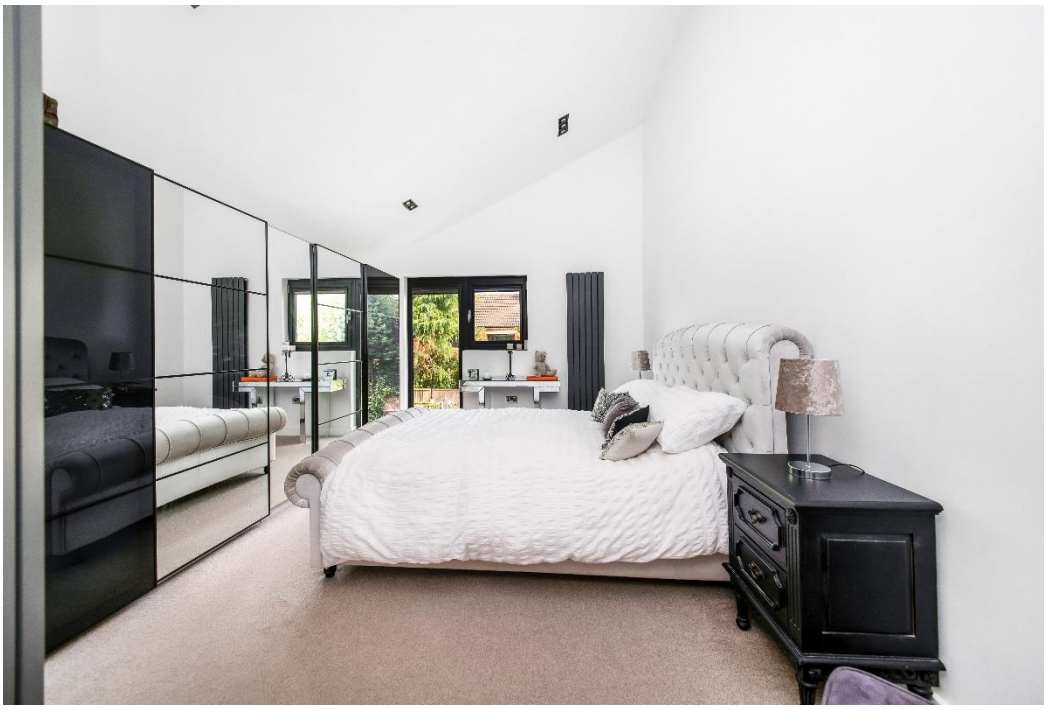
From the entrance hall, a staircase rises up to the spectacular first floor landing. This has a large window as previously mentioned affording natural light back down to the hallway and also giving a lovely view out over the property's mature gardens. There is a further window to the front, high ceiling height of an exceptionally stylish nature with chandelier points and inset spotlighting, vertical central heating radiator and glazed balustrading to the double height window which reaches up from the kitchen area. This exceptionally stylish feature provides a huge amount of natural light to the first and lower ground level. The lower landing has a vertical central heating radiator and a further window.



BEDROOM ONE

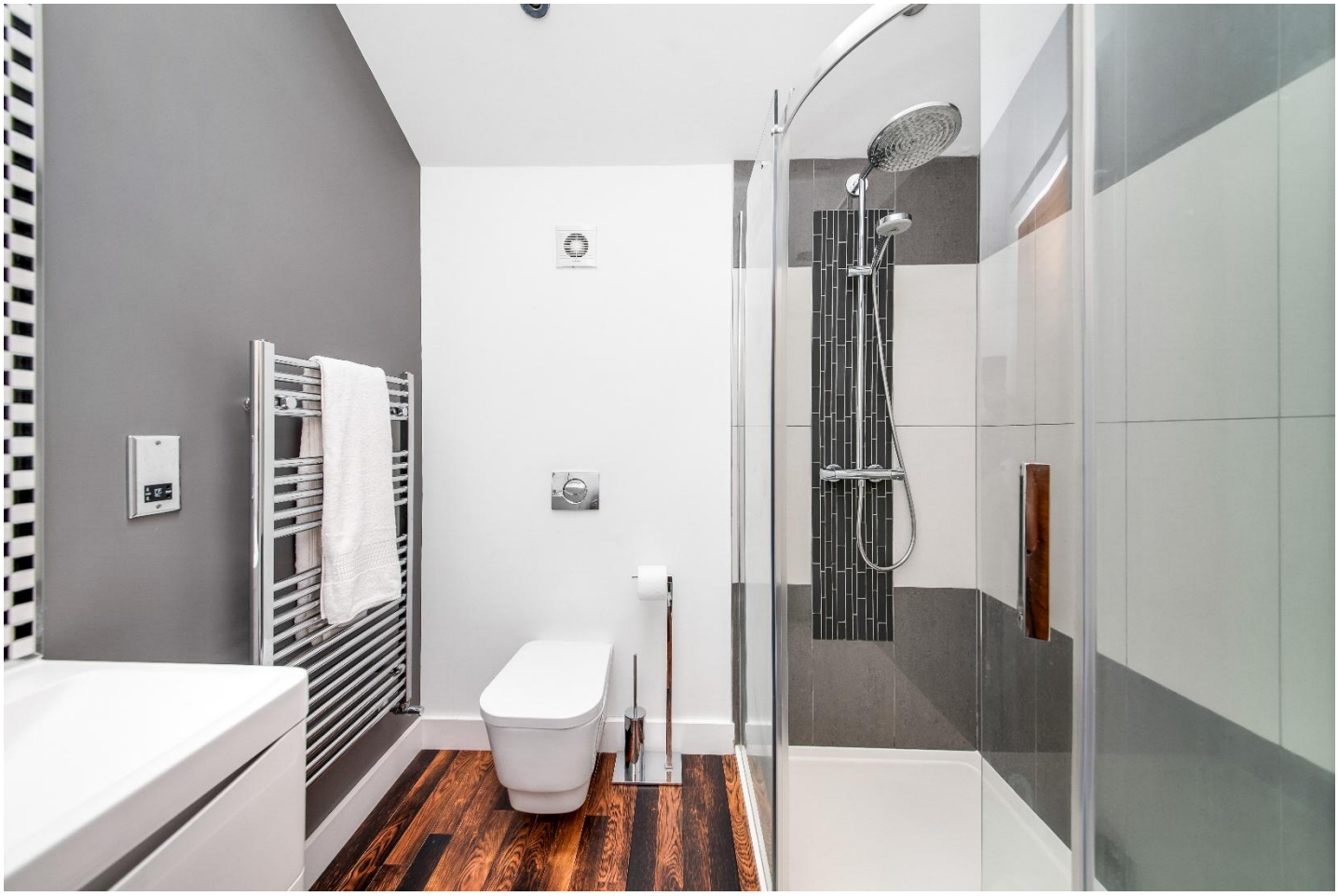
Measurements - 17'7"max x 12'0" (5.36m max x 3.66m)

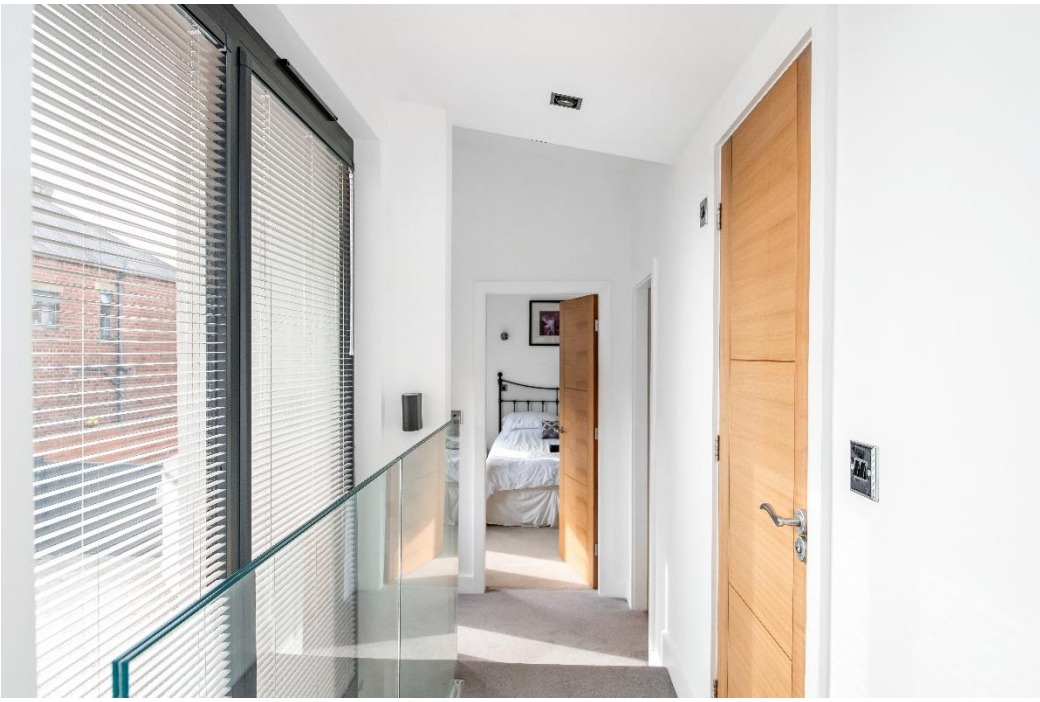
A lovely double room with an outlook to the rear, courtesy of stylish windows, high angled ceiling line with inset high specification spotlighting, vertical central heating radiators, a split-system air conditioning and heating unit and provisions for wall mounted TV.



BEDROOM ONE EN-SUITE

Once again, beautifully finished with a high ceiling height, Velux window, extractor fan, combination central heating radiator/heated towel rail, good amount of ceramic tiling particularly to the good-sized shower, concealed cistern W.C, vanity unit with drawers beneath and illuminated mirror over.





BEDROOM TWO

Measurements - 11'8" x 9'4" (3.56m x 2.84m)

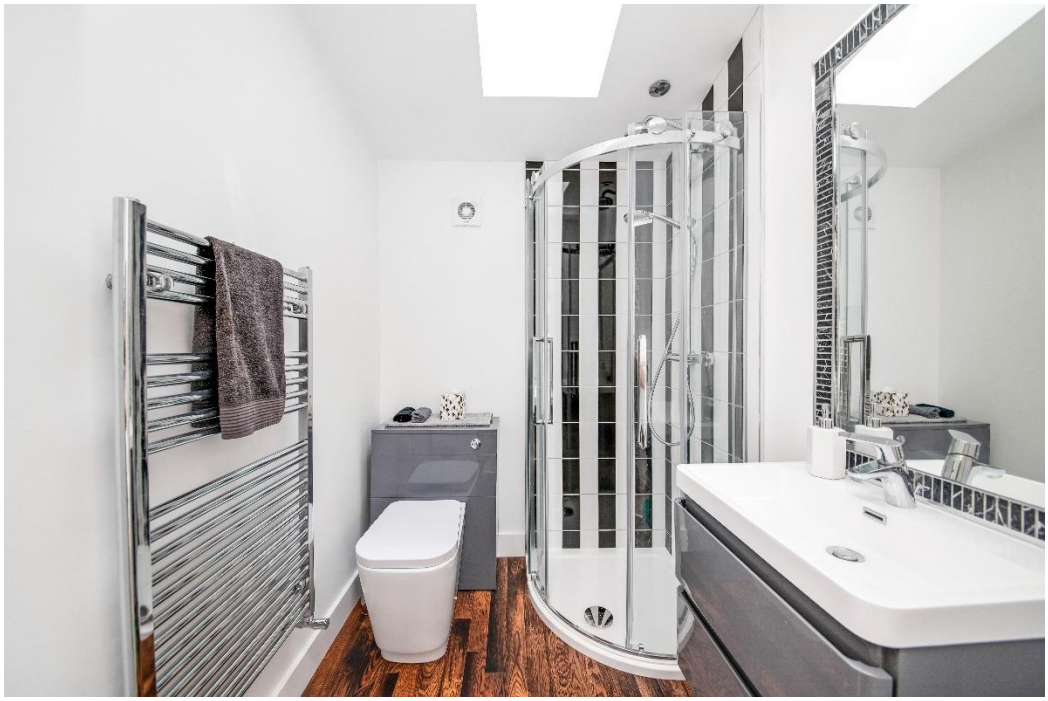
Once again, an en-suited double bedroom with twin windows to either side, high ceiling with inset spotlighting and two wall light points and provisions for wall mounted TV.

BEDROOM TWO DRESSING ROOM

With vertical central heating radiator and inset spotlighting.

BEDROOM TWO EN-SUITE

Once again, perhaps best demonstrated by the photographs in the brochure. This has a concealed cistern W.C, shower, vanity unit with mirror over and drawers beneath, chrome central heating radiator/heated towel rail, Velux window, shaver socket, inset spotlighting and extractor fan.



BEDROOM THREE

Measurements - 13'6" x 10'0" (4.11m x 3.05m)

This once again is a delightful double room with stylish windows to two sides and two further Velux windows. There is inset spotlighting and vertical central heating radiator.

BEDROOM FOUR

Measurements - 10'0" x 8'6" (3.05m x 2.60m)

Also used as a home office/study, this good-sized bedroom has a lovely outlook to the rear, vertical central heating radiator and inset spotlighting.

BEDROOM FIVE

A delightful single room used as a library/home office. This has two Velux windows to the high ceiling height, inset spotlighting, attractive flooring, vertical central heating radiator.

HOUSE BATHROOM

Measurements - 7'0" x 6'4" (2.14m x 1.93m)

The house bathroom is once again of a good size and has a concealed cistern W.C, the vanity unit with drawers beneath, illuminated mirrored back cloth, shaver socket, display plinths, Velux window, central heating radiator/heated towel rail in chrome, good sized bath, with attractive shower fittings above.

OUTSIDE

FRONT EXTERNAL

Azure House occupies a remarkable location, it is set back other homes yet retains a fabulous degree of privacy, a long driveway which is shared in its initial part gives access to an automatically operated gate leading through to the private driveway. This private driveway provides parking for 3/4 vehicles and gives access to the property's double garage.

DETACHED GARAGE

Measurements - 15'10" x 15'6" (4.83m x 4.72m)

The double garage is integral and has a high specification up and over door and the garage is fitted with power, light and water and is presented to a very high standard. To the side of the home there is a substantial car port which provides further parking or sheltered sitting out space. It is of a stylish nature and to a very good standard.

REAR EXTERNAL

Externally to the rear the property benefits from a most impressive substantial flagged patio taking full advantage of superb panoramic views across the property's gardens and of the neighbouring fields being a great space for alfresco dining and barbequing. A fabulous, well-stocked flower and shrub bed then leads onto the main area of the garden which is laid predominantly to lawn which has incredible flower, tree and shrub beds. Immediately to the rear of the detached garage is a hard standing with space for a green house and an additional area for a summer house. There are external lights, an external tap and external security lighting.

ADDITIONAL INFORMATION

The property benefits from installed air conditioning/split heating units on the ground floor and bedroom one, comprehensive alarm fitted throughout, multi camera external CCTV system.

EPC rating - C
Property tenure – Freehold
Local authority – Wakefield Metropolitan District Council
Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property nave 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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OFFICE OPENING TIME
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Details printed 16/07/2026

PROPERTY VIEWING NOTES

Simon Blyth
ESTATE AGENTS

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