



Ashwood Heights

Welcome Home

A covered entrance welcomes you into Ashwood Heights, setting the tone for what lies beyond.

Well-proportioned and filled with natural light from a beautiful arched window, this initial space offers practicality with ample room for coats, shoes and everyday family essentials.

Beyond, the main hallway opens into the heart of the home. Spacious and inviting, it allows for easy movement between the principal rooms.





Relax & Entertain



To the front, the living room unfolds as an elegantly proportioned reception space, bathed in an abundance of natural light drawn through two windows overlooking the front garden, including an impressive wide bay and an additional side aspect.

These architectural features not only enhance the sense of brightness but also frame a charming outlook that evolves throughout the day.

Refined decorative cornicing and a striking feature gas fireplace add a layer of timeless character, while the generous scale of the room offers exceptional versatility in layout.

The overall ambiance is one of effortless sophistication, equally suited to intimate evenings or refined entertaining.





Positioned to the rear, the dining room is a beautifully appointed space, generous in scale, perfectly suited to relaxed family dining as well as more formal gatherings. Soft natural light filters through the glazed doors, creating a seamless transition into the adjoining conservatory. This fluid connection between spaces enhances the sense of openness and continuity, while the tranquil garden outlook provides a picturesque and ever-changing backdrop through the seasons.



Flowing seamlessly from the dining room, the conservatory is a thoughtfully designed addition, perfectly positioned to embrace its garden-facing outlook. Enveloped in glazing and crowned by a striking vaulted roof, the space is bathed in natural light, creating an uplifting and tranquil atmosphere that effortlessly brings the outdoors in.

Exceptionally versatile, it lends itself beautifully to a variety of uses, whether as a refined home office, a light-filled playroom, a private gym, or an elegant setting for entertaining guests.

Elegant double doors open directly onto the garden, offering a graceful transition for al fresco living during the warmer months, while its solid construction ensures year-round comfort and usability. The inclusion of underfloor heating further enhances this sense of refinement, providing a warm and inviting retreat even in the cooler seasons.

Cook & Connect



Adjacent the kitchen is a substantial space, offering an excellent range of storage and workspace within a well-planned and practical layout.

Integrated appliances include a double oven and gas hob, while extensive cabinetry provides ample room for everyday organisation.

A large window above the sink draws in light and frames views of the garden, adding to the sense of connection with the outside. The proportions of the room allow for ease of movement, making it well suited to busy family life.





Retreat & Recharge



The master bedroom is particularly generous in size, enjoying a pleasant outlook and excellent proportions that create a calm and restful environment.

A wall of fitted wardrobes provides substantial built-in storage, ensuring the room remains uncluttered, while a private en-suite shower room adds a further level of comfort and convenience.





Bedrooms two and three are both well sized double rooms, each benefitting from fitted wardrobes and a peaceful aspect.

These rooms offer flexibility for family living or guest accommodation, maintaining the same sense of light and proportion found throughout the home.





Bedroom four provides a versatile additional space, ideal as a small double bedroom, study or hobby room, depending on individual needs.



The main bathroom is appointed with a four-piece suite, including both a bath and separate shower. Finished in a clean and classic style, it is enhanced by natural light, creating a bright and comfortable space for everyday use.

Step Outside



The garage offers space for parking and excellent additional storage, while also offering exciting potential for conversion, subject to the necessary consents. The impressive volume of the space lends itself to a variety of possibilities, including the creation of a mezzanine level, a private cinema room, self-contained annexe, or an expansive games and leisure suite.



The driveway offers further off-road parking for multiple vehicles and is equipped with a 7kw phase 2 EV charger.

The gardens are well maintained and thoughtfully arranged, providing a pleasant and private setting to be enjoyed throughout the seasons, whether for quiet relaxation or outdoor entertaining.

Out & About

Situated in the sought after village of Middlestown, this home enjoys a semi-rural setting while remaining well connected to nearby towns and cities. The area offers a range of everyday amenities, including local convenience stores within walking distance and a Co-op supermarket just a short drive away, ensuring day to day needs are easily met.

Families are particularly well served, with a number of well-regarded schools close by. Middlestown Primary Academy is within easy reach, while further options such as Sitlington Netherton Junior and Infant School and Horbury Bridge CE Junior and Infant Academy are also nearby. For secondary education, Thornhill Community Academy, Ossett Academy and Horbury Academy provide strong choices within a short distance.

For commuting, Ashwood Heights is conveniently positioned for access to Wakefield, Huddersfield and Leeds, with road links connecting easily to the M1 motorway network. Rail services are available from Wakefield Westgate, offering connections into Leeds and beyond, making the location well suited for those travelling further afield.

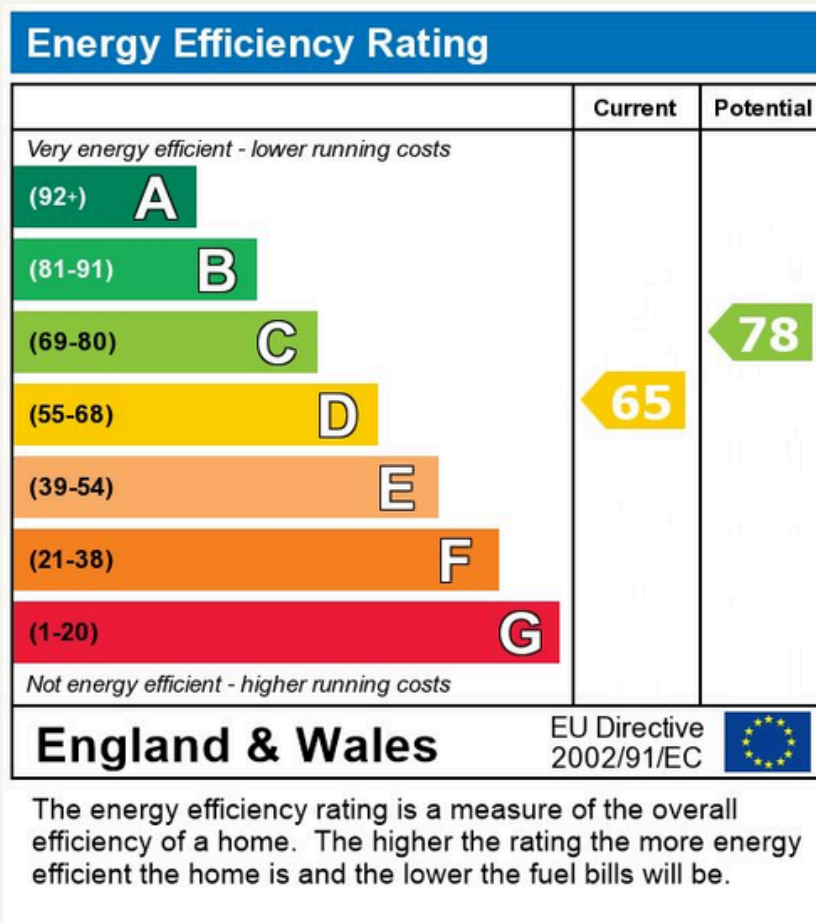
In addition to its practical advantages, the area offers a selection of well-regarded local restaurants, cafés and traditional pubs, providing excellent options for dining and socialising. Surrounded by attractive woodland walks and nearby countryside routes, the setting combines the charm of village living with the convenience of accessible amenities and transport links, creating a well-balanced and desirable location.

Ashwood Heights is a home where thoughtful design meets effortless elegance. Every element has been carefully considered to create a residence that is as functional as it is inviting, offering a lifestyle defined by comfort and flexibility. Whether enjoying peaceful everyday moments or hosting on a grander scale, this is a home that adapts beautifully to every occasion, providing a truly distinguished setting for modern living.

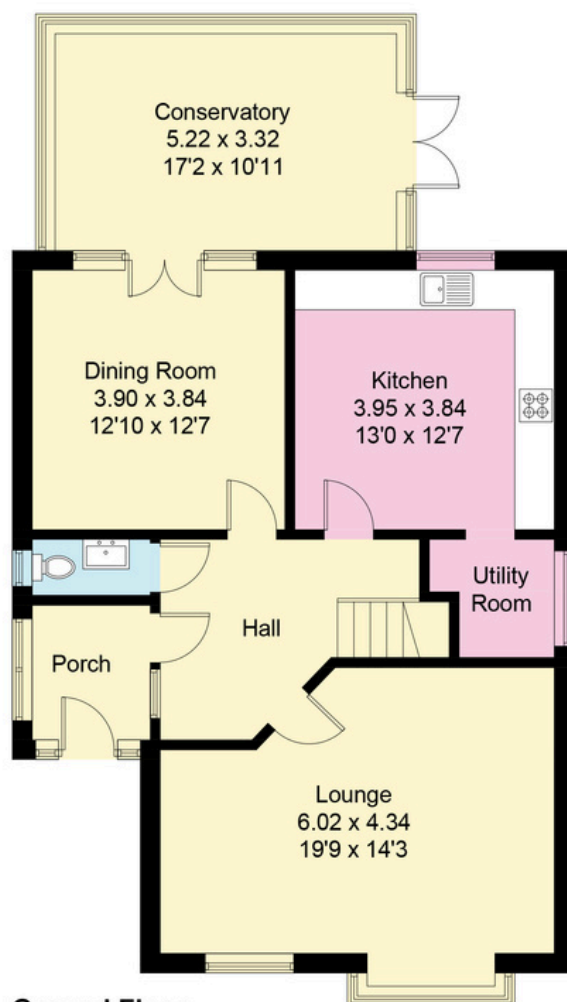
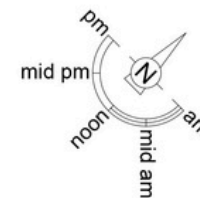


Useful to know

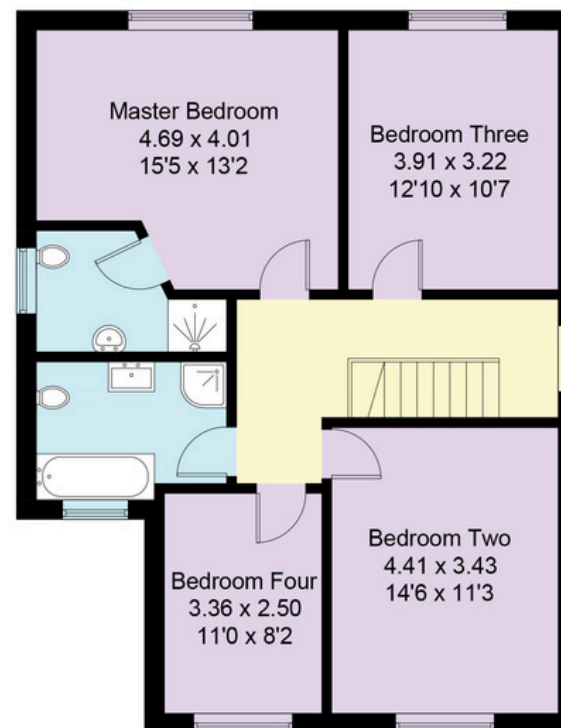
Wakefield City Council
Double Glazed Throughout
Council Tax Band F
EPC Rating D
Freehold
Phase 2, 7kw EV Charger



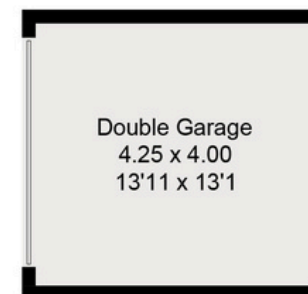
Floorplan



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area = 172.7 sq m / 1859 sq ft

Double Garage = 17.0 sq m / 183 sq ft

Total = 189.7 sq m / 2042 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1290443)

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