



WAKEFIELD  
01924 291 294

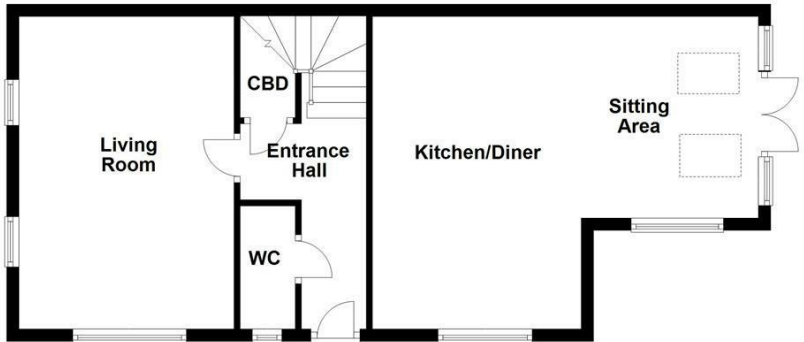
OSSETT  
01924 266 555

HORBURY  
01924 260 022

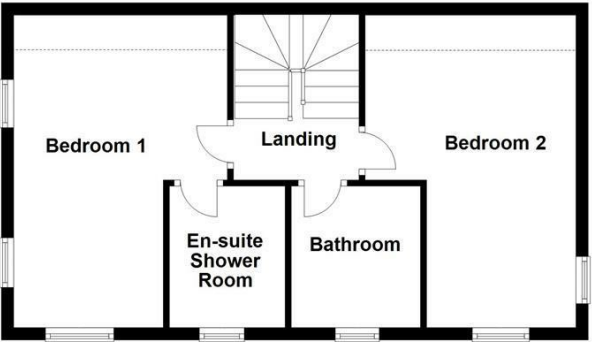
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

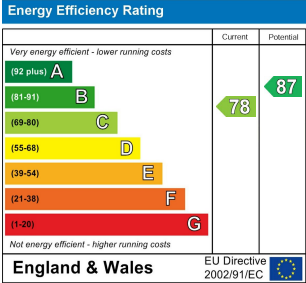
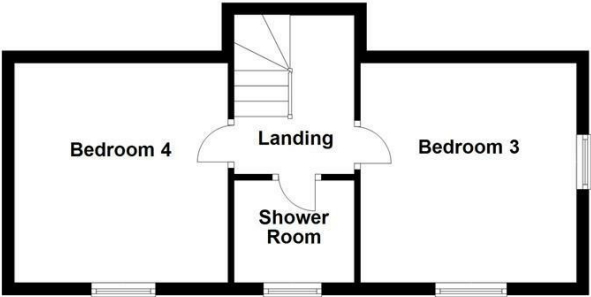
Ground Floor



First Floor



Second Floor



**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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
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 339572,  
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.



**4 Sharp House Place, Middleton, Leeds, LS10 4TA**

**For Sale Freehold £345,000**

Nestled in a cul-de-sac location in Middleton with accommodation set over three floors is this superbly presented four bedroom semi detached family home benefitting from newly installed boiler (2024), ample off road parking and an attractive enclosed garden.

The property briefly comprises of entrance hall, downstairs w.c., living room, kitchen/diner and sitting area. The first floor landing leads to two double bedrooms (with the principal bedroom boasting en suite shower facilities) and the house bathroom/w.c. Stairs leads to the second floor landing which in turn leads to two further double bedrooms and a shower room/w.c. Outside to the front, the garden is laid to lawn with a pathway to the front door and tarmacadam driveway providing ample off road parking leading to the double detached garage. The rear garden incorporates an artificial lawn with raised bedded areas and stone paved patio area, perfect for outdoor dining and entertaining, with space for a shed and enclosed by walls and timber fencing.

The property is well placed to local amenities and schools located nearby. For those who wish to commute further afield, the M1 motorway is only a short drive away.

Simply a fantastic home, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



#### ACCOMMODATION

##### ENTRANCE HALL

Central heating radiator, coving to the ceiling, stairs to the first floor landing and doors leading to the downstairs w.c., kitchen/diner, living room and understairs storage cupboard.

##### LIVING ROOM

116' x 169' (3.51m x 5.11m)  
UPVC double glazed windows to the front and side, two central heating radiators and coving to the ceiling.



##### W.C.

211' x 67' (0.9m x 2.01m)  
UPVC double glazed frosted window to the front, central heating radiator, concealed low flush w.c. and ceramic wash basin built into storage unit with mixer tap and tiled splash back.

##### KITCHEN/DINER

169' x 113' (5.11m x 3.43m)  
Opening into a sitting area, UPVC double glazed window to the front, LED ceiling spotlights. Range of modern wall and base units with granite work surface over, stainless steel double sink and built in drainer with mixer tap and laminate splash back, integrated Zanussi double oven with four ring induction hob and stainless steel extractor hood above. Space and plumbing for a washing machine and an American style fridge freezer.



##### SITTING AREA

109' x 91' (3.29m x 2.79m)  
UPVC double glazed window and French doors leading out to the rear garden, two Velux skylights, LED ceiling spotlights and central heating radiator.



##### FIRST FLOOR LANDING

Stairs providing access to the second floor landing, central heating radiator, coving to the ceiling and doors to two bedrooms and the house bathroom/w.c.

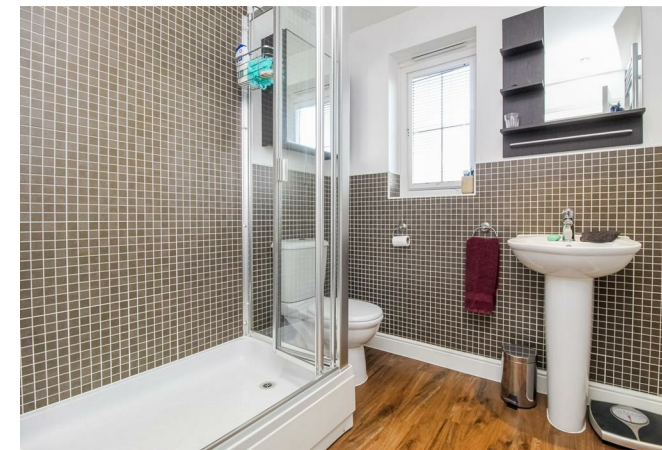
##### BEDROOM ONE

147' x 116' (max) x 82' (min) [4.46m x 3.51m (max) x 2.51m (min)]  
Access to the en suite shower room, UPVC double glazed windows to the side and front, central heating radiator, coving to the ceiling and fitted wardrobes.



##### EN SUITE SHOWER ROOM/W.C.

65' x 64' (1.98m x 1.95m)  
UPVC double glazed frosted window to the front, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with shower head attachment, LED ceiling spotlights and shaver socket point.



##### BEDROOM TWO

149' x 114' (max) x 80' (min) [4.5m x 3.46m (max) x 2.44m (min)]  
Fitted wardrobes, central heating radiator and UPVC double glazed windows to the front and side.

##### BATHROOM/W.C.

65' x 70' (1.96m x 2.14m)  
UPVC double glazed frosted window to the front, LED ceiling spotlights, chrome ladder style radiator, shaver socket point, concealed low flush w.c., ceramic wash basin with storage below and mixer tap, panelled bath with mixer tap and shower head attachment.



##### SECOND FLOOR LANDING

Coving to the ceiling, doors leading to two further bedrooms and a shower room.

##### BEDROOM THREE

116' x 118' (3.52m x 3.56m)  
UPVC double glazed windows to the front and side, a set of fitted wardrobes and central heating radiator.



##### BEDROOM FOUR

117' x 118' (3.55m x 3.56m)  
Loft access, UPVC double glazed window to the front and central heating radiator.

##### SHOWER ROOM/W.C.

611' x 54' (2.13m x 1.64m)  
UPVC double glazed frosted window to the front, LED ceiling spotlights, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with shower head attachment and half tiled.

##### OUTSIDE

To the front of the property it is partially laid to lawn with pathway leading to the front door and driveway providing off road parking leading to the detached double garage with manual double doors. The rear garden incorporates an artificial lawn and pebbled borders with raised planted beds. There is also access to the garage from the rear. There is a stone paved patio area, perfect for outdoor dining and entertaining, with space for a shed and enclosed by walls and timber fencing.



##### 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 Wakefield 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.