



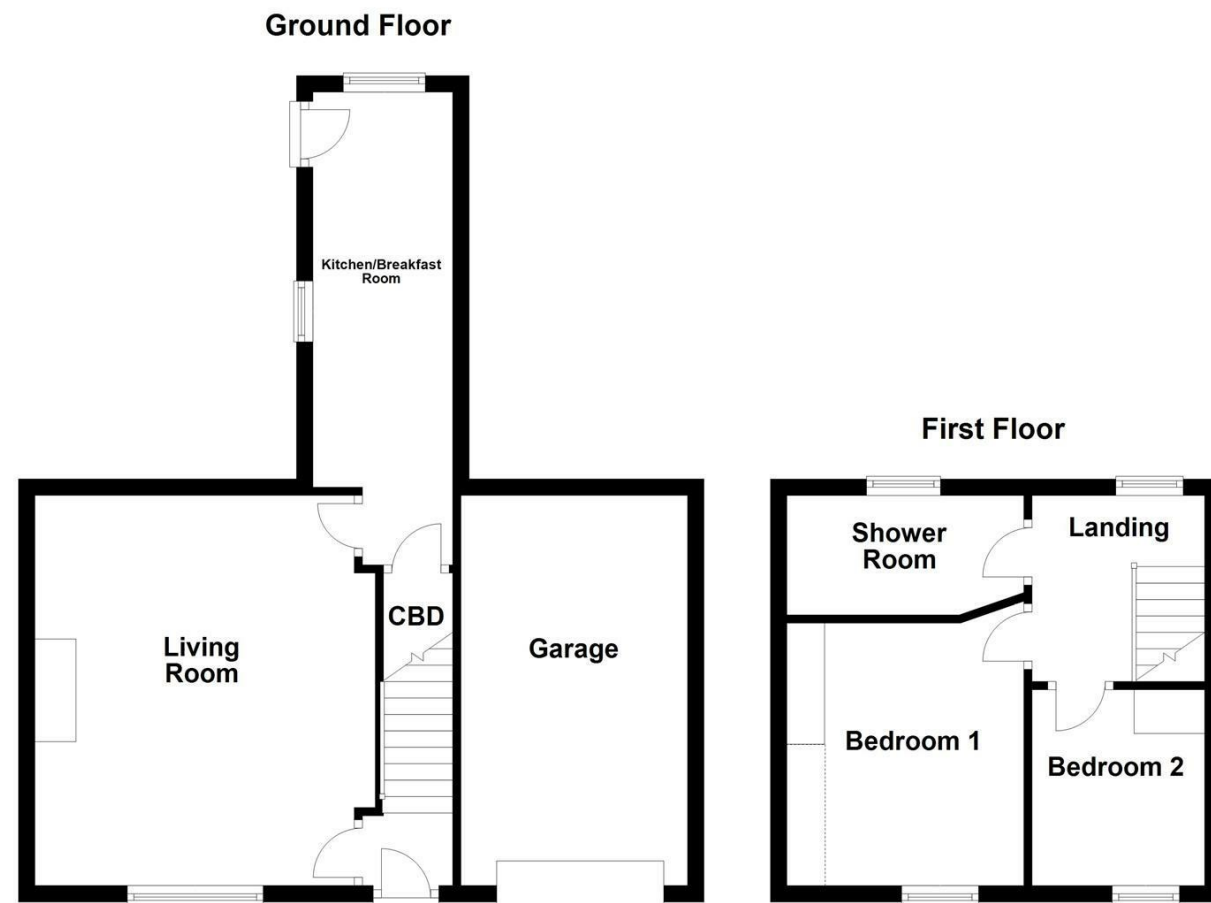
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2 Nell Gap Lane, Middlestown, WF4 4PH

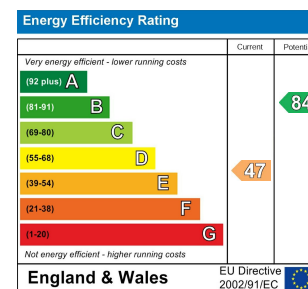
For Sale Freehold Offers In The Region Of £175,000

Situated in the sought after village of Middlestown is this two bedroom end terrace property benefitting from off road parking, garage and larger than average enclosed rear garden.

The accommodation briefly comprises entrance hall, living room leading into the kitchen breakfast room with understairs storage cupboard, first floor landing with loft access, two bedrooms and the house shower room/w.c. To the front of the property the garden is pebbled with planted bed, paved driveway providing off road parking and leading to the single attached garage with manual up and over door. The larger than average rear garden incorporates lawn, two paved patio areas and a decked patio area with raised planted beds.

This property would make an ideal purchase for a first time buyer looking to locate to the area with shops in walking distance or even professional couples as transport links are only a short drive away.

Only a full internal inspection will show what the property has to offer and an early viewing comes highly advised to avoid disappointment.



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.

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.

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

UPVC frosted double glazed front door. Central heating radiator, dado rail, coving to the ceiling, ceiling rose, stairs providing access to the first floor landing, door into the living room.

LIVING ROOM

15'5" x 13'7" max x 12'0" min [4.7m x 4.15m max x 3.67m min]
Dado rail, door leading into the kitchen breakfast room, two central heating radiators, UPVC double glazed window to the front, coving to the ceiling, ceiling rose, log burner with stone hearth and wooden mantle.



KITCHEN BREAKFAST ROOM

19'9" x 3'10" max x 2'9" min [6.02m x 1.17m max x 0.85m min]
Access to understairs storage cupboard, UPVC frosted double glazed door leading to the rear garden, two UPVC double glazed windows, central heating radiator. A range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled

splashback, four ring gas hob with stainless steel extractor hood, integrated oven, space and plumbing for a washing machine and under counter fridge freezer. Boiler. Fold down breakfast bar.

FIRST FLOOR LANDING

Coving to the ceiling, UPVC double glazed window to the rear, dado rail, loft access, doors leading to the bedrooms and the house shower room/w.c.

BEDROOM ONE

10'5" x 8'5" [3.19m x 2.58m]
UPVC double glazed window to the front, central heating radiator, dado rail, coving to the ceiling and a set of fitted wardrobes.



BEDROOM TWO

8'5" x 6'11" max x 3'10" min [2.58m x 2.12m max x 1.17m min]
UPVC double glazed window to the front, coving to the ceiling, dado rail, central heating radiator, fitted storage cupboard.



SHOWER ROOM/W.C.

9'5" x 4'10" [2.89m x 1.48m]
LED spotlighting to the ceiling, chrome ladder central heating radiator, frosted UPVC double glazed window to the rear, low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with shower head attachment and shower screen. Fully tiled.



OUTSIDE

To the front of the property the garden is mainly pebbled with a planted area. Paved driveway providing off road parking leading to the attached garage with manual up and over door. Walls to the side and to the front. To the rear the garden is larger than average and is mainly laid to lawn and incorporated two paved patio areas ideal for outdoor entertaining as well as a decked patio area, raised planted beds and is enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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 Ossett office and they will be pleased to arrange a suitable appointment.