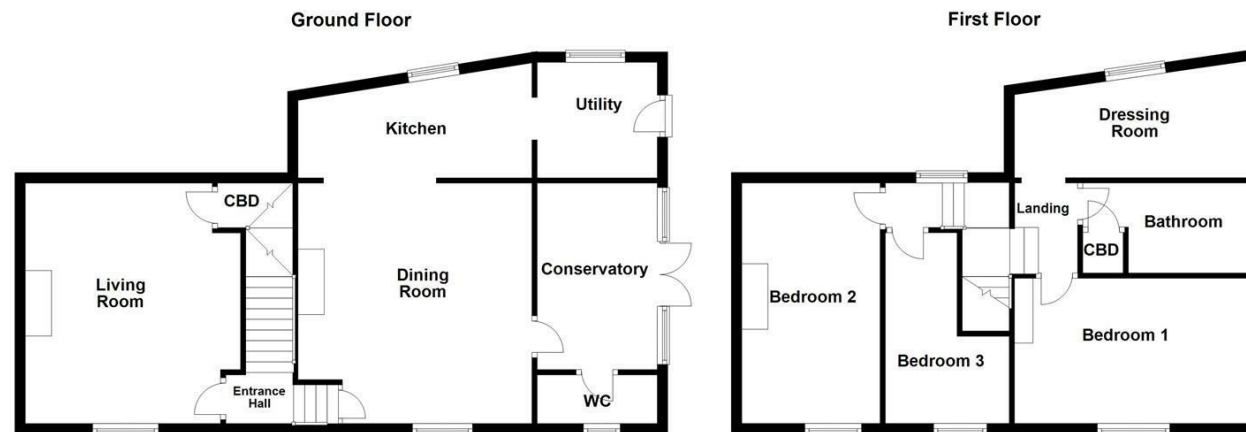




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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## 2 Cross Road, Middlestown, Wakefield, WF4 4QE

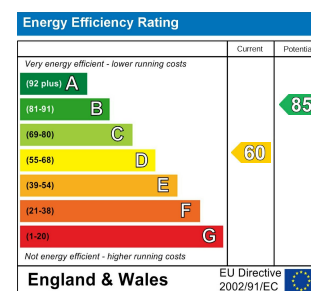
For Sale Freehold £385,000

Situated in the sought after area of Middlestown is this beautiful three bedroom stone built detached property benefitting from spacious reception rooms, off road parking furthered by a double garage and enclosed landscaped side garden.

The property briefly comprises of the entrance hall, living room, dining room, kitchen, utility, conservatory and downstairs w.c. The first floor landing leads to three bedrooms, the house bathroom/w.c. and dressing room. Outside to the front there is a small buffer garden accessed through iron gates and a timber gate provides access to the side garden. The side garden is an attractive landscaped tiered garden incorporating a block paved patio area with lawned area, raised decked patio area, perfect for outdoor dining and entertaining with pebbled areas and planted features, fully enclosed by hedging and timber fencing. An upper tier leads to a block paved driveway providing off road parking for several vehicles leading to the larger than average detached double garage.

Situated in Middlestown this property is ideally located for all local shops and amenities it has to offer, whilst only being a short drive away from both Horbury and Ossett. The motorway network is only a short drive away, for those looking to commute further afield for work.

Only a full internal inspection will reveal all that's on offer at this quality home 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.

### MORTGAGES

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 291294,

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



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## ACCOMMODATION

### ENTRANCE HALL

Stairs to the first floor, a set of tiled steps leading down to the dining room and door to the living room.

### LIVING ROOM

15'0" x 14'0" [max] x 12'2" [min] [4.59m x 4.28m [max] x 3.73m [min]]

Access to an understairs storage cupboard, two central heating radiators, UPVC double glazed window to the front, coving to the ceiling and gas fireplace with marble hearth, wooden surround and wooden mantle.



### DINING ROOM

14'8" x 14'8" [max] x 17' [min] [4.49m x 4.48m [max] x 0.49m [min]]

An opening through to the kitchen, UPVC double glazed door to the conservatory, UPVC double glazed window to the front and cast iron column central heating radiator. Multi fuel burning stove with wooden surround and mantle. Exposed beams to the ceiling, continuation of the kitchen with base units with laminate work surface over.

### KITCHEN

14'11" x 7'3" [max] x 4'6" [min] [4.55m x 2.23m [max] x 1.39m [min]]

Range of base units with laminate work surface over, 1 1/2 inset ceramic sink and drainer with mixer tap and tiled splash back. Space and plumbing for a Range style cooker. An opening through to the utility, cast iron column central heating radiator, exposed beams to the ceiling and UPVC double glazed window to the rear.



### UTILITY

7'6" x 7'6" [2.29m x 2.3m]

UPVC double glazed window to the rear, UPVC double glazed frosted door to the side, base units with laminate work surface over, space and plumbing for a slimline dishwasher, washing machine, tumble dryer, fridge and freezer.

### CONSERVATORY

7'8" x 10'6" [2.36m x 3.22m]

UPVC double glazed French doors to the rear garden with UPVC double glazed windows either side. Central heating radiator and door to the downstairs w.c.



### W.C.

7'7" x 3'7" [2.33m x 1.11m]

UPVC double glazed frosted window, low flush w.c. and pedestal wash basin with tiled splash back.

### FIRST FLOOR LANDING

Access to three bedrooms, the house bathroom and dressing room. UPVC double glazed window to the rear and central heating radiator.

### BEDROOM ONE

9'1" x 15'3" [max] x 14'2" [min] [2.77m x 4.66m [max] x 4.33m [min]]

UPVC double glazed window to the front, central heating radiator, exposed beams to the ceiling, decorative cast iron fireplace with wooden mantle. Loft access.



### BEDROOM TWO

15'1" x 8'9" [max] x 7'3" [min] [4.61m x 2.67m [max] x 2.23m [min]]

UPVC double glazed window to the front and central heating radiator.



### BEDROOM THREE

11'8" x 8'6" [max] x 5'6" [min] [3.57m x 2.61m [max] x 1.69m [min]]

UPVC double glazed window to the front and central heating radiator.

### DRESSING ROOM

15'2" x 5'7" [4.64m x 1.71m ]

UPVC double glazed window to the rear and central heating radiator.

### BATHROOM/W.C.

10'7" x 5'1" [max] x 2'8" [min] [3.23m x 1.55m [max] x 0.82m [min]]

UPVC double glazed frosted window to the side, access to a storage cupboard, central heating radiator, low flush w.c., pedestal wash basin, panelled bath with electric shower head attachment and glass shower screen.



### OUTSIDE

To the front of the property there are iron gates providing access to a small buffer garden which is mainly block paved, enclosed by walls. A timber gate provides access to the side garden. There is an attractive tiered landscaped garden incorporating block paved patio areas, perfect for outdoor dining and entertaining with lawned and pebbled areas, as well as a raised decked patio area, fully enclosed by hedging and timber fencing. Steps lead up to a block paved driveway providing off road parking for several vehicles including a motorhome leading to the larger than average double garage. There is a timber shed beside the garage.



### GARAGE

19'5" x 16'6" [5.92m x 5.04m]

Manual up and over door, separate access door, timber framed window to the side, power and light.

### 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 Ossett 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.