



WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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.



118 New Road, Middlestown, Wakefield, WF4 4NU

For Sale Freehold £257,500

Deceptive from the main roadside is this well appointed and attractive two bedroom mature mid terrace property with sizeable loft room, which could be used for a variety of purposes and benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance vestibule, entrance hallway, living room, stunning kitchen/diner with access to the cellar. Stairs to the first floor landing lead to two bedrooms and main house bathroom/w.c. with a staircase leading to the loft room, which could be used for a variety of purposes. Outside to the front a low maintenance pebbled garden with pathway leading to the front door. to the rear adjacent to the property is a good sized separate garden comprising of lawned garden incorporating two patio areas with outbuilding with storage to the front and parking space outside of this and summerhouse to the rear.

Situated in a popular part of Middlestown the property is well placed to local amenities with local bus routes nearby.

A fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate on offer and to avoid disappointment.



ACCOMMODATION

ENTRANCE VESTIBULE

Door into entrance hallway.

ENTRANCE HALL

Radiator, exposed floorboards, dado rail and stairs to the first floor.

LIVING ROOM

12'6" x 11'9" (3.82m x 3.60m)

Fireplace with marble, back and hearth and wood surround, two UPVC double glazed sash windows to front, radiator and picture rail.



KITCHEN/DINER

13'2" x 15'4" (4.02m x 4.68m)

Range of modern wall and base units with granite work surface over and granite upstands above, integrated oven and grill with five ring gas hob with filter hood over and extractor hood above. Door to the cellar, recessed spotlights to ceiling, integrated combination microwave, integrated dishwasher, Belfast sink unit and mixer taps. Door and UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and the boiler is housed in one of the cupboards.

FIRST FLOOR LANDING

Radiator, coving to the ceiling, dado rail and doors to two bedrooms and further landing area with door to the bathroom and airing cupboard. Stairs to the loft room.

BATHROOM/W.C.

5'10" x 10'5" (1.79m x 3.18m)

Ceramic tiled bath, part tiled walls, low flush w.c., pedestal wash basin, UPVC double glazed frosted window to the rear, coving to the ceiling, wood effect floor and radiator.



BEDROOM ONE

15'4" x 12'5" (4.69m x 3.81m)

Two UPVC double glazed sash windows to the front, radiator and exposed wooden floorboard. Door to wardrobe space.



BEDROOM TWO

10'2" x 9'1" (3.11m x 2.77m)

Radiator and UPVC double glazed window to the rear.



LOFT ROOM

14'0" x 18'2" (4.28m x 5.55m)

Could be used for a variety of purposes. Sloping roof either side, radiator and recess ceiling spotlights. Two

double glazed timber framed skylight velux windows to the rear.

OUTSIDE

To the front is a low maintenance pebbled garden with flagged path to the front door and Indian stone patio area. To the rear adjacent to the property is a good sized separate garden comprising of lawned garden incorporating two patio areas with outbuilding with storage to the front and parking space outside of this and summerhouse to the rear.



COUNCIL TAX BAND

The council tax band for this property is B.

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.