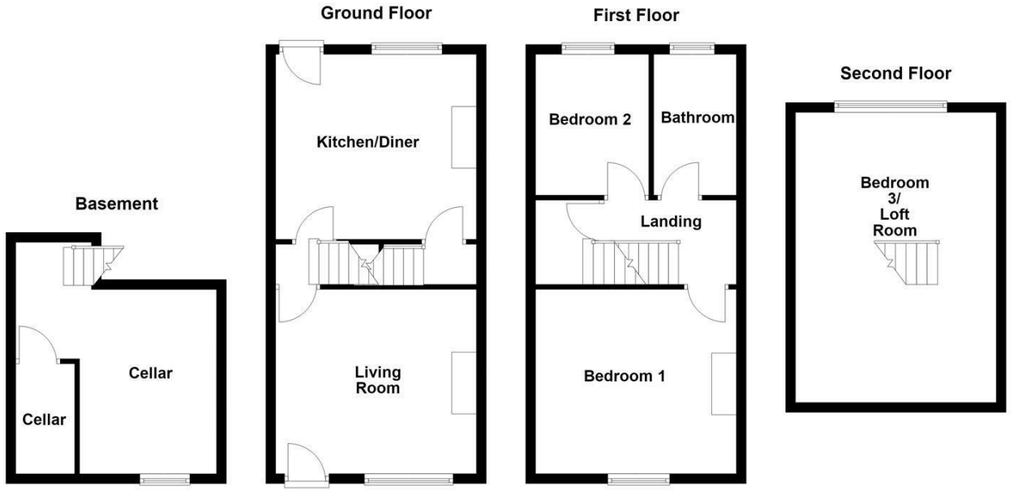
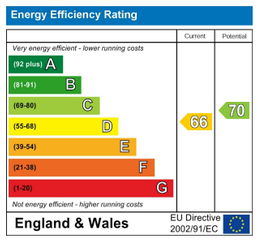


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

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11 Middleton Avenue, Rothwell, Leeds, LS26 0SE

For Sale Freehold Chain Free £215,000

A superbly presented three bedroom end terraced home, offering spacious and well appointed accommodation arranged over three floors. Finished to a high standard throughout and ready to move into, the property benefits from a modern kitchen, three well proportioned bedrooms, off road parking and an attractive enclosed rear garden.

The ground floor accommodation comprises a spacious living room and a modern fitted kitchen diner, providing an excellent space for everyday dining and entertaining. The property also benefits from a useful cellar, offering valuable additional storage. To the first floor are two well proportioned bedrooms together with the family bathroom, while a staircase leads to the second floor where there is a third bedroom/additional loft room provides additional versatile accommodation. Externally, on street parking is available to the front, while to the rear is an enclosed garden featuring a paved patio area, ideal for outdoor dining and relaxation. The property also benefits from off road driveway parking and useful side access.

Conveniently positioned for a good range of local shops, amenities and everyday facilities, the property is also well placed for access to both Leeds and Wakefield. Excellent connections to the motorway network make the location particularly convenient for those commuting further afield.
Beautifully presented and ready to move into, this attractive home is ideally suited to first time buyers, couples and young families alike.

An early viewing is highly recommended to fully appreciate the accommodation and presentation on offer.



ACCOMMODATION

LOUNGE
13'4" x 12'3" (4.07m x 3.74m)
Front entrance door leading directly into the lounge. UPVC double glazed window overlooking the front elevation, central heating radiator and open fireplace with provision for a log burning stove. Door providing access to the inner hallway.



INNER HALLWAY
Central heating radiator, staircase providing access to the first floor landing and door leading through to the kitchen.

KITCHEN
13'4" x 12'3" (4.07m x 3.74m)
Fitted with a range of wall and base units with wood effect laminate work surfaces over, incorporating a one and a half bowl white sink and drainer with mixer tap. Integrated gas hob and oven with stainless steel splashback and extractor hood above, space for a fridge freezer and space and plumbing for a washing machine and tumble dryer. Central heating radiator, UPVC double glazed window overlooking the rear elevation and composite stable style rear entrance door. Access is also provided down to the cellar.



CELLAR
13'3" x 12'7" (4.04m x 3.85m)
Currently used for storage and offering potential for conversion, subject to any necessary consents and works.

FIRST FLOOR LANDING
Doors provide access to two bedrooms and the family bathroom, with a further staircase leading to the second floor.

BEDROOM ONE
13'3" x 12'2" (4.05m x 3.73m)
UPVC double glazed window overlooking the front elevation, central heating radiator and carpeted flooring with skirting boards.



BEDROOM TWO
9'5" x 7'6" (2.88m x 2.30m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and carpeted flooring with skirting boards.



BATHROOM/W.C.
9'5" x 5'5" (2.88m x 1.67m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising panelled bath with wall mounted electric shower over and glazed shower screen, wash hand basin and low flush W.C. Central heating radiator, part tiled walls and full height tiling around the bath and shower area.



SECOND FLOOR LANDING
Providing access to the versatile third bedroom/additional loft room.

BEDROOM THREE/LOFT ROOM
19'1" x 13'7" (5.83m x 4.15m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and carpeted flooring with skirting boards. Useful eaves storage and built-in storage cupboard. The room is currently utilised as a home office, but has potential to be a third bedroom.



OUTSIDE
To the front is a small planted area with on street parking available. Side access leads to the rear garden, which benefits from gated access and off street parking for approximately one to two vehicles. The garden is designed for relatively low maintenance with a lawn, established shrub borders and a flagged patio area. There is space for a storage shed and a rear access gate leading out towards the adjoining sports fields.



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 Pontefract 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.