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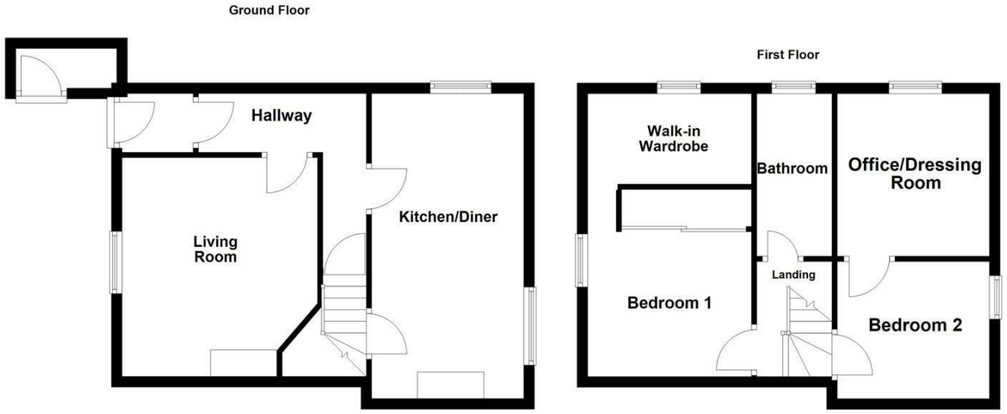


150 Town Street, Middleton, Leeds, LS10 3TH

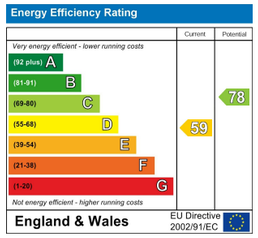
For Sale Freehold Offers In Excess Of £170,000

Situated on the outskirts of Leeds in Middleton, this charming two/three bedroom semi detached cottage offers a fantastic opportunity for buyers seeking a well proportioned home with modern features. Boasting a modern fitted kitchen and bathroom, generously sized bedrooms, front and rear gardens, and off road parking, this property is certainly not to be missed.

The accommodation briefly comprises an entrance hall leading to an inner hallway, which provides access to the living room, kitchen/diner, and staircase to the first floor. The kitchen/diner benefits from an understairs storage cupboard. To the first floor, the landing gives access to two double bedrooms and a modern bathroom. Bedroom one includes a walk-in wardrobe, additional storage cupboard, and loft access. Bedroom two leads to a versatile room, ideal for a dressing room, home office, or additional sleeping accommodation. Externally, the front garden is attractively laid with a mix of paving and pebbled areas, mature shrubs and trees, and an outbuilding. The rear garden is low maintenance, featuring an artificial lawn, paved and pebbled seating areas, space for two timber sheds, and access to a tarmac driveway leading to a single detached garage with power and light. The garden is fully enclosed with walls, fencing, and an iron gate providing secure access.

Middleton is a highly desirable location, ideal for first time buyers, small families, or professional couples. Local shops, schools, and the popular Middleton Park are within walking distance. Excellent transport links include local bus routes, nearby Morley train station, and quick access to Leeds city centre, White Rose Shopping Centre, and major motorway connections including the M1 and M62, with wider links to Manchester and London.

A full internal inspection is essential to fully appreciate the accommodation on offer, and early viewing is highly recommended to avoid disappointment.



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.

ACCOMMODATION

ENTRANCE HALL
A frosted UPVC double glazed entrance hall door leading into the entrance hall with a central heating radiator and doors leading to the living room, corner kitchen diner and stairs to the first floor landing.

LIVING ROOM
13'1" x 13'10" (max) x 11'0" (min) (4.00m x 4.22m (max) x 3.36m (min))
A UPVC double glazed window to the front elevation, central heating radiator, and a decorative fireplace with tiled surround and wooden mantle.

KITCHEN DINER
18'9" x 9'4" (5.72m x 2.85m)
Fitted with a range of wall and base shaker style units with laminate work surfaces, ceramic 1.5 bowl sink and drainer with mixer tap, tiled splashbacks, a four ring gas hob with extractor above, and an integrated oven. Space and plumbing for a washing machine, tumble dryer, and space for a fridge freezer, as well as an integrated dishwasher. UPVC double glazed windows to the rear and side elevations, access to an understairs storage cupboard, spotlighting to the ceiling and a central heating radiator.

FIRST FLOOR LANDING
Doors to two bedrooms and the bathroom.

BEDROOM ONE
10'5" x 10'7" (max) x 8'6" (min) (3.20m x 3.25m (max) x 2.60m (min))
Loft access, a door to a storage cupboard, fitted wardrobes with sliding partially mirrored doors, a central heating radiator, and a UPVC double glazed window to the front elevation. Open through to the walk-in wardrobe.

WALK IN WARDROBE
10'5" x 5'4" (3.20m x 1.63m)
A UPVC double glazed window to the side elevation, a range of fitted storage units, and a central heating radiator.

BEDROOM TWO
10'1" x 9'4" (3.08m x 2.85m)
A UPVC double glazed window to the side elevation and a central heating radiator.

OFFICE/DRESSING ROOM
8'3" x 9'4" (2.52m x 2.87m)
A UPVC double glazed window to the rear, central heating radiator, and a decorative cast iron fireplace. Fitted units beside the chimney breast within the alcoves.

BATHROOM/W.C.
5'2" x 10'5" (1.60m x 3.20m)
An extractor fan, central heating radiator, frosted UPVC double glazed window to the side, low flush w.c., wash basin with mixer tap and storage below, a panel bath with mixer tap and shower attachment, and a separate shower cubicle with electric shower, glass screen and full tiling.

OUTSIDE
To the front of the property, the garden is tiered with paved and pebbled areas, mature trees, shrubs, and access to an outbuilding. The garden is fully enclosed with walls and iron fencing, including an iron gate. The rear garden is low maintenance and mainly artificially lawned with paved and pebbled areas with a tarmac driveway providing off road parking for one vehicle, and a single detached garage with an up-and-over door, power, and light.

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 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.