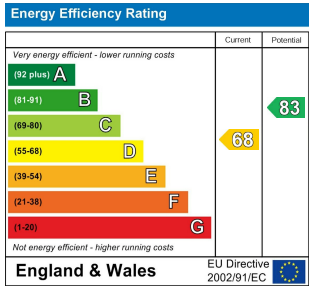


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## Flat 3 170, Town Street, Middleton, Leeds, LS10 3TH

For Sale Leasehold Guide Price £90,000 - £100,000

Ideal for the first buyer, couple, those looking to downsize or the investor is this one bedroom apartment benefitting from open plan living and off road parking.

The property briefly comprises of the open plan living kitchen diner, inner hallway leading to the modern three piece suite house bathroom and bedroom. Outside there is a communal car park to the front and communal enclosed lawned garden to the rear.

The property is located close to local amenities including shops and schools, with main bus routes running to and from Leeds city centre. The M1 and M62 motorway links are only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.





## ACCOMMODATION

### OPEN PLAN LIVING KITCHEN DINER 19'4" x 16'11" (5.90m x 5.17m)

Solid wooden entrance door. Range of high gloss wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring ceramic hobs and cooker hood. Plumbing for a washing machine, laminate flooring, radiator, inset spotlights, extractor fan, UPVC double glazed window to the rear and a set of UPVC double glazed French doors to the communal rear garden. Solid wooden door leading into the inner hallway.



## HALLWAY

Laminate flooring and doors to an airing cupboard, bathroom and bedroom.

## BATHROOM/W.C.

5'8" x 8'4" (1.73m x 2.55m)

Three piece suite comprising wall hung wash basin with mixer tap, low flush w.c. and panelled bath with mixer shower. Inset spotlights, extractor fan and UPVC double glazed frosted window overlooking the side aspect.



## BEDROOM

9'9" x 11'7" (max) x 10'7" (min) (2.98m x 3.55m (max) x 3.25m (min))

UPVC double glazed window overlooking the rear aspect, laminate flooring and radiator.



## OUTSIDE

To the front is a communal car park with one parking space for the property. To the rear is a lawned garden, enclosed by timber fencing.



## LEASEHOLD

The service charge is £500 (pa) and ground rent £150 (pa). The remaining term of the lease is 132 years (2025). A copy of the lease is held on our file at the Wakefield office.

## COUNCIL TAX BAND

The council tax band for this property is A.

## FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

## 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.