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



Flat 12 170, Town Street, Middleton, Leeds, LS10 3TH

For Sale Leasehold £120,000

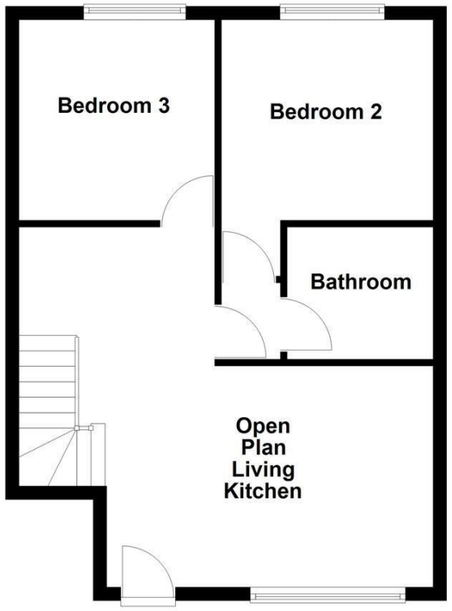
Situated in Middleton is this first floor three bedroom duplex apartment. Benefitting from allocated parking and communal gardens to the rear, this property is certainly not one to be missed.

The property briefly comprises of the open plan kitchen living dining room which has access to the inner hallway, the first floor landing via the stairs and bedroom three. The inner hallway provides access to the bathroom and bedroom two. Upstairs, to the landing there is doors to bedroom one which benefits from an en suite shower room and a storage cupboard. 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.

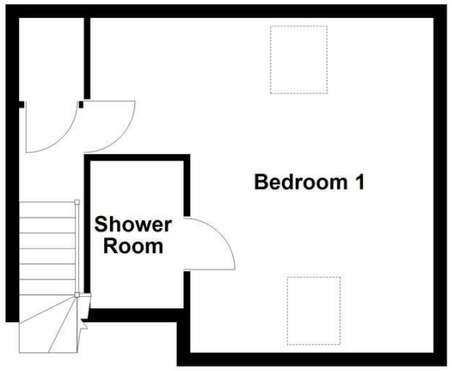
The property is located close to local amenities including shops and schools, with main bus routes running to and from Leeds city centre. The M1 and M62 motorway links are only a short distance away, perfect for those looking to travel further afield.

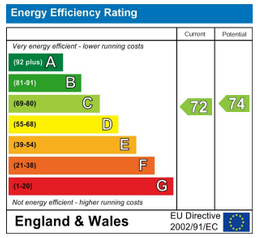
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

Ground Floor



First Floor





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

OPEN PLAN LIVING KITCHEN
15'10" x 17'6" (max) x 10'10" (min) (4.85m x 5.34m (max) x 3.32m (min))

Fire door into the open plan living kitchen diner. UPVC double glazed window to the front, radiator, stairs to the landing, spotlights, extractor fan. Doors into the inner hallway and bedroom three. A range of wall and base units with laminate worksurface over and laminate upstanding above, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for a freestanding fridge freezer. Integrated oven and grill with four ring gas hob and cooker hood above, plumbing and drainage for a dishwasher.



BEDROOM THREE
9'8" x 9'5" (2.97m x 2.88m)

UPVC double glazed window to the rear, radiator.



INNER HALLWAY
Doors to bedroom two and the bathroom.

BATHROOM
6'10" x 6'3" (2.09m x 1.93m)

Ladder style radiator, wall mounted extractor fan, spotlights. Comprising of a three piece suite with a panelled bath with mixer tap and shower head attachment, low flush W.C., wash basin with mixer tap.



BEDROOM TWO
9'8" x 10'3" (2.97m x 3.14m)

UPVC double glazed window to the rear, radiator.



LANDING
Doors into bedroom one and the storage cupboard.

BEDROOM ONE
16'1" x 16'8" (max) x 11'9" (min) (4.91m x 5.10m (max) x 3.59m (min))

Two timber double glazed Velux windows to the front and rear, radiator. Door into the en suite shower room.



EN SUITE SHOWER ROOM
4'6" x 7'1" (1.38m x 2.17m)

Half tiled walls, spotlights to the ceiling, extractor fan. Comprising of a three piece suite with a shower cubicle with shower attachment, wash basin with mixer tap, low flush W.C..



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 £850 (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 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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.