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

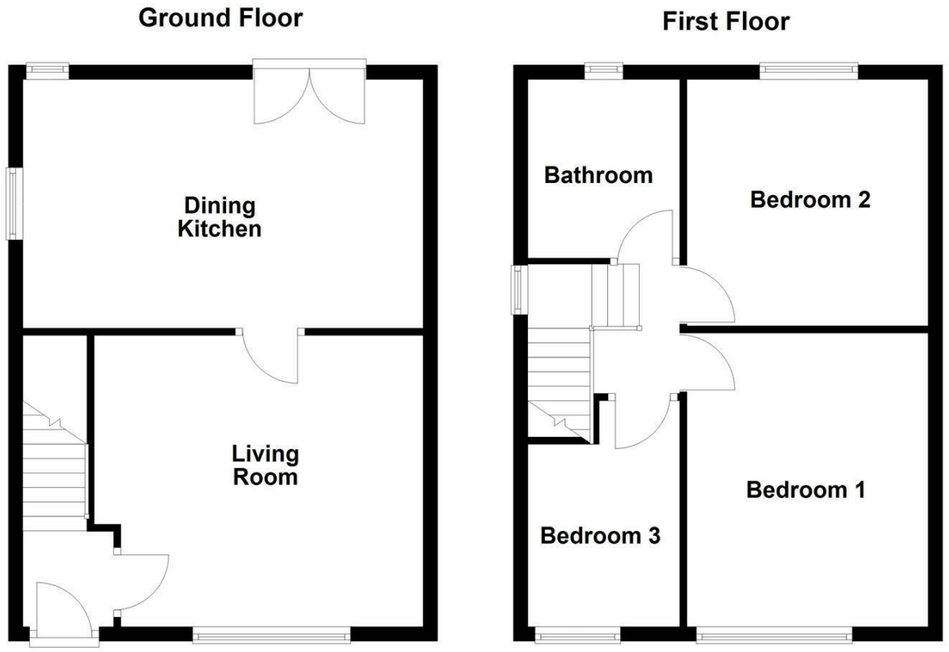
24 Old Road, Middlestown, Wakefield, WF4 4QN

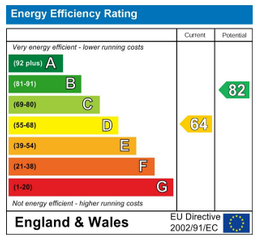
For Sale Freehold Offers In The Region Of £225,000

A deceptively spacious three bedroomed semi detached house set on a good sized plot in this sought after position enjoying far reaching views and offering scope for cosmetic updating.

With sealed unit double glazed windows, this well placed family home is approached via a welcoming entrance hall that opens into a good sized living room that looks out over the front garden. Spanning the rear of the house there is a dining kitchen with French doors out to the back garden. To the first floor there are two double bedrooms plus a further decent sized single bedroom, all served by a bathroom fitted with a three piece suite. Outside, the property has a low maintenance garden to the front and a shared driveway that passes the side of the house to a private parking area to the rear, alongside a large paved patio sitting area, artificial lawn, L-shaped shed and greenhouse.

The property is situated on the fringe of the highly sought after village of Middlestown, which itself offers a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield which has a mainline railway station, as well as ready access to the national motorway network.





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
UPVC door, central heating radiator and stairs to the first floor.

LIVING ROOM
15'1" x 13'1" (4.6m x 4.0m)
Window to the front, double central heating radiator, two wall light points and feature fireplace housing a coal effect gas fire.

DINING KITCHEN
18'0" x 11'5" (5.5m x 3.5m)
A broad range of wooden fronted wall and base units with laminate work surface over incorporating stainless steel sink unit, space and plumbing for a washing machine, space for a tumble dyer, space for a slot in electric cooker with filter hood over and space for a tall fridge/freezer. French doors and window out to the back garden, an additional window to side, double central heating radiator and fitted electric fire.

FIRST FLOOR LANDING
Window to the side and loft access hatch.

BEDROOM ONE
13'5" x 11'1" (4.1m x 3.4m)
Window to the front, central heating radiator, two wall light points and full width range of full height fitted wardrobes.

BEDROOM TWO
11'5" x 10'9" (3.5m x 3.3m)
Window overlooking the back garden, central heating radiator and full width range of full height fitted wardrobes.

BEDROOM THREE
10'2" x 6'10" (3.1m x 2.1m)
Window to the front, central heating radiator and useful over bulk-head cupboard.

BATHROOM/W.C.
8'2" x 6'10" (2.5m x 2.1m)
Fitted with a three piece suite comprising panelled bath with shower attachment over, vanity wash basin with cupboard under and low suite w.c. Frosted window to the rear, tiled walls, central heating radiator and built in airing cupboard housing the combi boiler.

OUTSIDE
To the front the property has a good sized garden with pebbled for low maintenance. A driveway passes the side of the house round to the rear where there are parking spaces, a large paved patio sitting area, artificial lawn and an L-shaped shed, as well as a greenhouse.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND
The council tax band for this property is A.

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.