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

41 Sandy Lane, Middlestown, Wakefield, WF4 4PN

For Sale Freehold Offers Over £299,950

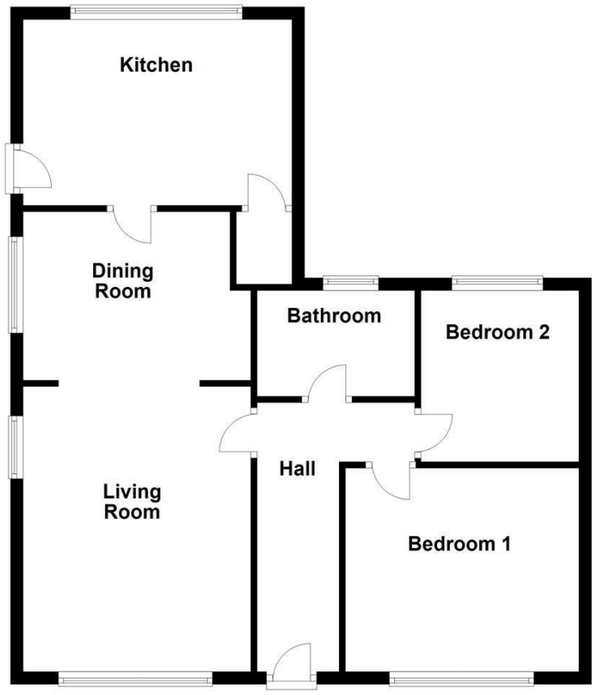
Situated in this sought after location is this well presented two bedroom detached bungalow which benefits from driveway parking, garage and spacious gardens to the front, side and rear.

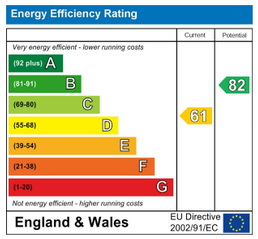
The accommodation briefly comprises of an entrance hall, living room, dining room, kitchen, two bedrooms and a family bathroom/w.c. Externally to the front of the property there is driveway parking as well as a detached garage and spacious gardens spanning the front, side and rear which are a true feature of the property.

Enjoying a semi rural location with fantastic views of the surround countryside, this property is also within easy reach of location amenities including local shops, schools and bus routes. As well as being a short drive away from the motorway network for those looking to commute further afield.

The property has plenty to offer and a viewing is highly recommended to fully appreciate everything in the accommodation.

Ground 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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
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

HALL
Gas central heating radiator, access to living room, bathroom/w.c. and two bedrooms.

LIVING ROOM
14'11" x 11'10" (4.55m x 3.62m)
UPVC double glazed window to the front elevation, gas central heating radiator and feature open fireplace with coal fire and marble surround. UPVC double glazed window to the side elevation with an archway leading through to the dining room.

DINING ROOM
11'7" x 8'7" (3.55m x 2.64m)
UPVC double glazed window to the side elevation with gas central heating radiator and door with steps down leading into the kitchen.

KITCHEN
12'11" x 9'8" (3.95m x 2.95m)
UPVC double glazed window to the rear elevation, gas central heating radiator, fitted kitchen with an array of wall and base units for storage. Laminate work top, space for a washing machine and dishwasher, space for fridge/freezer and gas hob with cooker hood with built in oven. Partially tiled along one wall with a side UPVC door leading out to the side entrance to a storage cupboard which houses the boiler.

BEDROOM ONE
12'2" x 10'5" (3.73m x 3.19m)
UPVC double glazed window to the front elevation, gas central heating radiator, fitted wardrobes along one side and over the bed.

BEDROOM TWO
9'1" x 8'3" (2.77m x 2.53m)
UPVC double glazed window to the rear elevation, gas central heating radiator with fitted wardrobes and shelving units to one side.

BATHROOM/W.C.
6'7" x 5'4" (2.02m x 1.65m)
UPVC frosted double glazed window to the rear elevation, three piece suite comprising wall mounted shower, low flush w.c. and wash hand basin. Spotlights to the ceiling, fully tiled walls with built in shelving unit and gas central heating radiator.

OUTSIDE
Externally to the property there is driveway parking to one side with ample space for several cars with an artificial lawn and pebbled border to one side with a pathway leading to a front lawn with brick fence to the front. To the front there is a spacious well maintained lawn that has a tree and bush border surround the entire front of the property. To the side there is a detached garage with power and light for storage and gated entry through to the rear of the property. Rear garden has an easy to maintain lawn with a flagged patio seating area with a further flagged patio area to the rear of the property surrounded by fencing, further round to the side we have another flagged area which leads to a pebbled lawn area with mature bush and trees surrounding it, with a brick wall and a path leading back round to the front lawn.

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

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 six local offices.

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.