Richard Kendall Estate Agent

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15 Danesleigh Drive, Middlestown, Wakefield, WF4 4TB

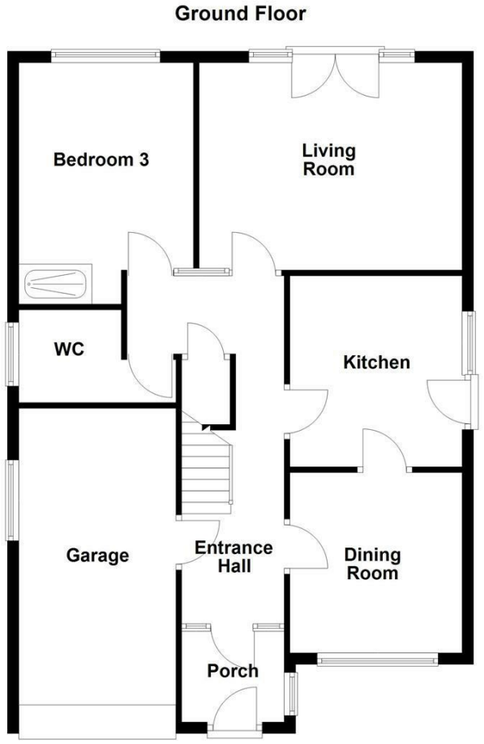
For Sale Freehold £340,000

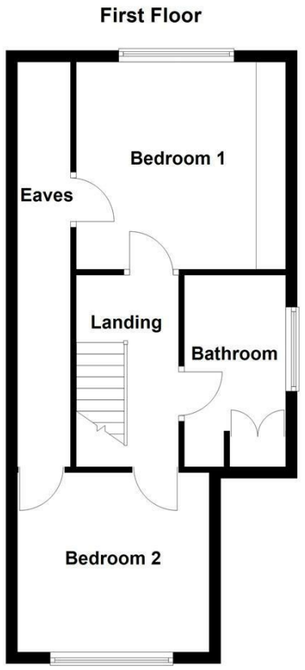
Enjoying a cul-de-sac location is this three bedroom detached house benefitting from two reception rooms, ample off road parking with a single garage and a landscaped rear garden with stunning panoramic field views.

The property briefly comprises of the porch, entrance hall, dining room, kitchen, living room, bedroom three, downstairs w.c. and integral single garage. The first floor landing leads to two further bedrooms and bathroom. Outside to the front is an attractive lawned garden and driveway providing off road parking leading to the garage. To the rear is a landscaped rear garden with large paved patio area overlooking open aspect field views.

Situated in the popular area of Middlestown, the property is ideally located for all local shops and amenities, whilst only being a short drive away from surrounding towns.

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



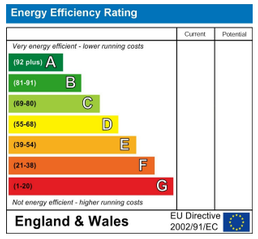


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

PORCH
5'2" x 5'10" (1.59m x 1.80m)
UPVC double glazed door, UPVC double glazed window to the side aspect and timber door with frosted windows surrounding leading into the entrance hall.

ENTRANCE HALL
Central heating radiator, stairs to the first floor landing, understairs storage cupboard and doors to the integral garage, dining room, kitchen, living room, bedroom three and downstairs w.c.

DINING ROOM
9'8" x 10'3" (2.96m x 3.14m)
UPVC double glazed window overlooking the front aspect, central heating radiator, timber single glazed window and door leading into the kitchen.

KITCHEN
10'11" x 9'8" (3.33m x 2.96m)
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring ceramic hobs and cooker hood. Display cabinets with glass shelving and downlights, space and plumbing for a washing machine, integrated fridge, UPVC double glazed window and door to the side aspect. Matching cupboard housing the combi condensing boiler and timber door providing access into the entrance hall.

LIVING ROOM
11'11" x 15'1" (3.64m x 4.60m)
UPVC double glazed French doors and windows to the rear garden with open aspect views, central heating radiator, coving to the ceiling, electric fire on a stone hearth with built in TV station and solid wooden mantle.

BEDROOM THREE
11'10" (max) x 13'10" (max) x 10'0" (3.63m (max) x 4.22m (max) x 3.05m)
Shower cubicle with sliding door and mixer shower, coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the rear with stunning open aspect views.

W.C.
5'9" (min) x 8'10" (max) x 4'10" (1.77m (min) x 2.71m (max) x 1.49m)
Two piece suite comprising low flush w.c. and pedestal wash basin with tiled splash back. Central heating radiator and UPVC double glazed frosted window overlooking the side aspect.

INTEGRAL GARAGE
8'11" x 18'0" (2.74m x 5.50m)
Manual up and over door, power and light. UPVC double glazed frosted window to the side aspect.

FIRST FLOOR LANDIING
Loft access, doors to two bedrooms and bathroom.

BEDROOM ONE
11'11" x 12'1" (3.64m x 3.69m)
Range of fitted wardrobes to one wall, fitted dressing table, UPVC double glazed window to the rear enjoying open aspect views, central heating radiator and door to the eaves storage.

BEDROOM TWO
10'3" x 11'0" (3.14m x 3.36m)
UPVC double glazed window overlooking the front elevation, central heating radiator and door to the eaves storage.

BATHROOM/W.C.
6'7" x 8'9" (min) x 10'11" (max) (2.03m x 2.69m (min) x 3.34m (max))
Four piece suite comprising low flush w.c., pedestal wash basin, panelled bath and enclosed shower cubicle with electric shower. UPVC double glazed frosted window overlooking the side elevation, central heating radiator and double doored built in storage cupboard.

OUTSIDE
To the front of the property is an attractive lawned garden and driveway providing off road parking leading to the single integral garage. To the rear is a large paved patio area and attractive lawned garden with planted border and greenhouse overlooking open aspect fields views beyond.

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

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.