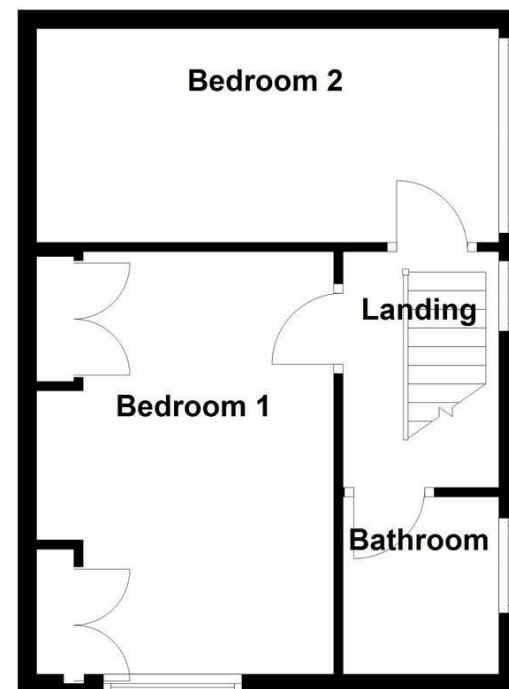




First Floor



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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G		58	80
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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.

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.



149 New Road, Middlestown, Wakefield, WF4 4NX

For Sale Freehold £155,000

Situated in the sought after area of Middlestown is this two bedroom end terrace property benefitting from driveway parking and detached garage.

The property briefly comprises of the lounge with access down to the cellar and kitchen. The first floor landing leads to two bedrooms and house bathroom. Externally there are low maintenance gardens to the front and side with driveway parking leading to the detached garage.

The property is ideally placed for all local shops and amenities that Middlestown has to offer, whilst only being a short drive away from surrounding towns.

In need of a degree of modernisation, this property would make a fantastic home in a great location and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, central heating radiator, stairs to the first floor landing and door through to the lounge.

LOUNGE

14'11" x 13'4" [4.56m x 4.07m]

UPVC double glazed window to the front elevation, central heating radiator, feature gas fireplace with brick surround, access down to the cellar and door through to the kitchen.



KITCHEN

14'1" x 7'0" [4.30m x 2.15m]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer unit, space for a gas cooker, space for a washing machine and space for a fridge/freezer. UPVC double glazed window and door to the side elevation.

FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom.

BEDROOM ONE

14'11" x 9'1" [4.56m x 2.78m]

UPVC double glazed window to the front elevation, central heating radiator and built in wardrobes.



BEDROOM TWO

14'0" x 7'0" [4.27m x 2.14m]

UPVC double glazed window to the side and central heating radiator.



BATHROOM/W.C.

6'3" x 5'2" [1.91m x 1.6m]

Three piece suite comprising bath with shower attachment, low flush w.c. and wash hand basin. UPVC double glazed frosted window to the side elevation, central heating radiator, built in storage cupboard and fully tiled.



OUTSIDE

To the front property has a pebbled garden and driveway parking leading to the detached garage with lawned garden to the side.



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.