



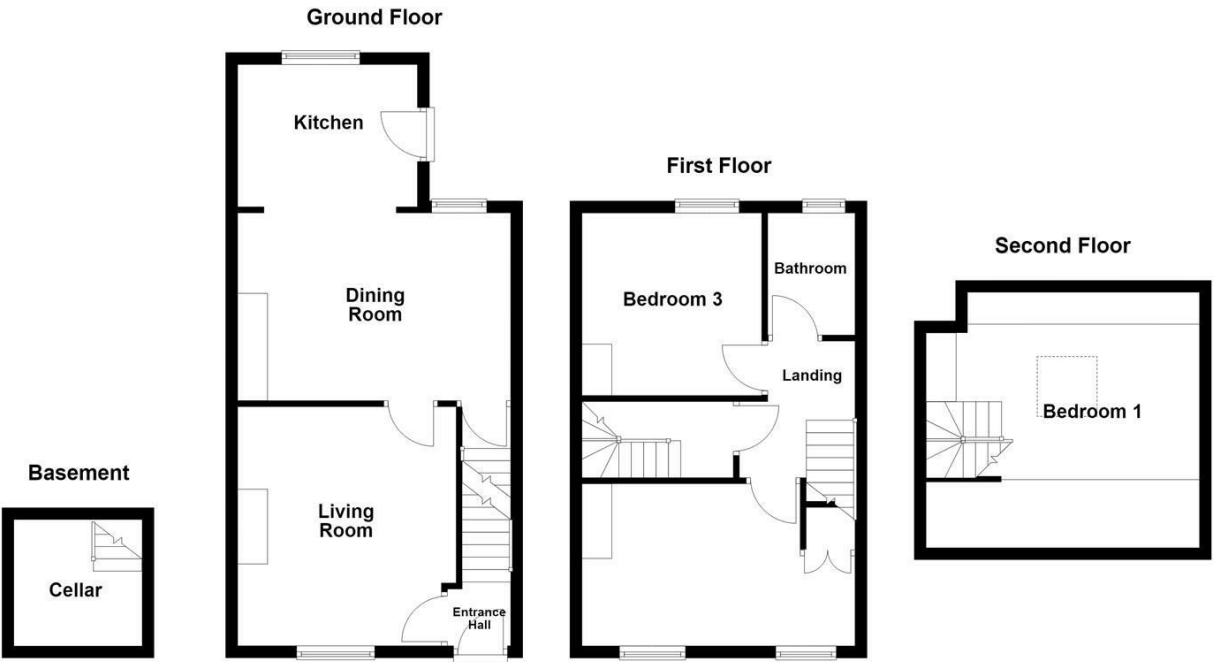
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

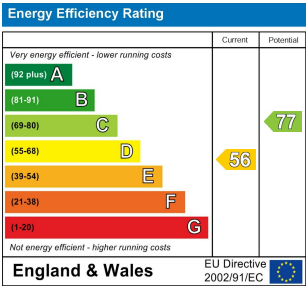


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



13 Old Road, Middlestown, WF4 4QN

For Sale Freehold Offers In The Region Of £235,000

Situated in the sought after village of Middlestown is this superbly presented three bedroom mid terrace property, offering spacious and versatile accommodation arranged over three floors. Tastefully decorated throughout, the property provides generous bedroom and reception space, together with a modern fitted kitchen, contemporary bathroom and an attractive enclosed rear garden with useful outbuildings. This fantastic home is ideal for first time buyers, professional couples and growing families alike.

The accommodation briefly comprises an entrance hall with staircase access to the first floor landing and a door leading into the living room. The living room opens into the dining room, which provides access to the cellar and the kitchen positioned to the rear. To the first floor, the landing provides access to bedrooms two and three, the house bathroom and a further staircase leading to the second floor, where the principal bedroom is located. Externally, the front of the property features a paved driveway providing off road parking for one vehicle, together with a timber porch leading to the front entrance door. The generous rear garden has been designed for low maintenance and features an artificial lawn and porcelain paved patio area, ideal for outdoor dining and entertaining. There is also a timber summer house, currently used as a shed, together with additional timber storage. The garden is fully enclosed by timber fencing, making it suitable for children and pets. A further off road parking area is located to the rear, with a right of access serving neighbouring properties within the terrace.

Middlestown is well placed for a range of local amenities, including shops, schools and well-regarded public houses. A wider range of facilities can be found in the nearby towns and cities of Ossett, Dewsbury and Wakefield. Local bus routes operate nearby, while Wakefield benefits from two railway stations providing links to major destinations including Leeds, Manchester and London. The M1 motorway is also within easy reach, making the property ideal for commuters. The village is surrounded by attractive countryside and scenic walking routes, appealing to those who enjoy outdoor pursuits.

Only a full internal inspection will reveal everything this excellent home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

3'6" x 3'1" [1.07m x 0.96m]

Composite entrance door with a frosted glazed panel leading into the entrance hall. There is a central heating radiator, a staircase leading to the first floor landing and a door providing access to the living room.

LIVING ROOM

13'1" x 12'0" [max] x 9'11" [min] [4.0m x 3.66m [max] x 3.03m [min]]

Featuring a UPVC double glazed sash-style window overlooking the front aspect, coving to the ceiling and a central heating radiator. There are fitted units within the alcove with decorative wall panelling, together with a feature fireplace incorporating a stone hearth and timber mantel. A door leads through to the dining room.



DINING ROOM

15'1" x 10'5" [max] x 4'5" [min] [4.60m x 3.20m [max] x 1.35m [min]]

With a UPVC double glazed sash-style window overlooking the rear garden, a central heating radiator and a door providing access to the cellar. The dining room opens into the kitchen and incorporates additional Shaker-style wall and base units with laminate work surfaces over.

KITCHEN

9'10" x 7'10" [3.0m x 2.40m]

Fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a 1 1/2 bowl composite sink and drainer with mixer tap. Appliances include a four ring gas hob with extractor hood over, an integrated oven, integrated dishwasher, integrated undercounter fridge and integrated wine cooler. There is a UPVC double glazed sash-style window overlooking the rear garden, a composite stable-style door with a frosted glazed panel leading outside and spotlights to the ceiling. The Ideal combination boiler is also housed within the kitchen, together with kickboard heating.



CELLAR

6'11" x 6'11" [2.12m x 2.11m]

Providing useful storage space and benefiting from power and lighting. There is also space for a freezer and tumble dryer.

FIRST FLOOR LANDING

Providing access to bedrooms two and three, the house bathroom and a snug area with a staircase leading to the second floor.

BEDROOM TWO

8'11" x 15'3" [max] x 10'9" [min] [2.72m x 4.66m [max] x 3.30m [min]]

Featuring two UPVC double glazed sash-style windows overlooking the front aspect, a central heating radiator and useful storage positioned over the stair bulkhead.



BEDROOM THREE

10'3" x 9'11" [max] x 8'8" [min] [3.13m x 3.03m [max] x 2.65m [min]]

With a UPVC double glazed sash-style window overlooking the rear elevation and enjoying far-reaching rural views. There is also a central heating radiator.



BATHROOM

7'1" x 4'10" [2.17m x 1.48m]

Fitted with a modern suite comprising a low flush WC, ceramic wash basin with mixer tap set within a vanity unit and a roll-top bath with mixer taps, overhead shower and glass shower screen. There is an anthracite ladder-style radiator, partial wall tiling and a frosted UPVC double glazed sash-style window overlooking the rear elevation.



SNUG AREA

9'0" x 4'1" [2.76m x 1.25m]

Featuring a central heating radiator, useful understairs storage and a staircase leading to the second floor.

BEDROOM ONE

7'6" x 15'4" [max] x 11'0" [min] [2.31m x 4.68m [max] x 3.36m [min]]

A spacious principal bedroom featuring rooflight windows with far-reaching views and access to storage within the eaves.



EAVES STORAGE ONE

15'4" x 3'3" [4.68m x 1.01m]

Providing useful additional storage space.

EAVES STORAGE TWO

14'2" x 1'5" [4.33m x 0.45m]

Providing further useful storage space.

OUTSIDE

To the front, a paved driveway provides off road parking for one vehicle. A timber-built entrance porch leads to the front door, with a wall enclosing the frontage. The low maintenance rear garden is mainly laid with artificial lawn and features a slate border and porcelain paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for children and pets.



SUMMER HOUSE

12'4" x 9'1" [3.77m x 2.77m]

A recently completed timber-built summer house, currently used as a gym. It benefits from power, lighting, ceiling spotlights and timber double entrance doors.

ATTACHED SHED

9'0" x 4'9" [2.75m x 1.46m]

A useful timber-built storage shed attached to the side of the summer house.

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 Ossett office and they will be pleased to arrange a suitable appointment.