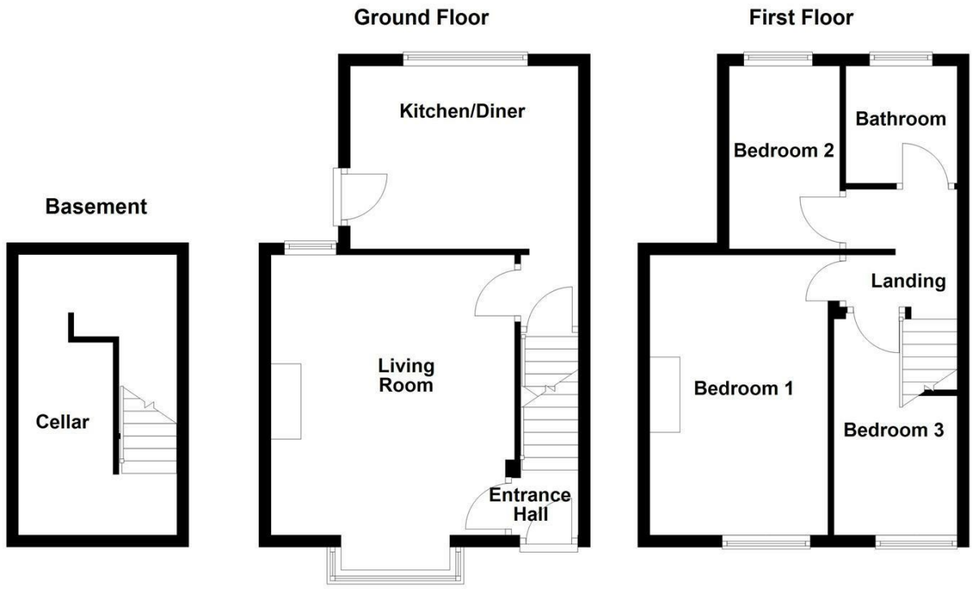
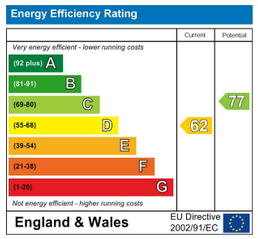


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

51 Nell Gap Lane, Middlestown, Wakefield, WF4 4PG

For Sale Freehold £180,000

A fantastic opportunity to purchase this three bedroom mid terraced property, benefiting from well proportioned accommodation throughout.

The ground floor boasts a spacious living room featuring a multi fuel cast iron burner and dual aspect windows allowing ample natural light. To the rear is a generous kitchen diner, with the added benefit of a useful cellar room to the lower ground floor with lighting. To the first floor are three good sized bedrooms along with a modern three piece house bathroom. Externally, to the front of the property is an attractive lawned garden with a pebble pathway leading to a paved patio seating area, ideal for outdoor dining and entertaining. The garden is enclosed by timber panel fencing to all three sides, with a timber gate providing access to the front pathway, and an aluminium shed positioned in the corner offering useful storage. To the rear is an L shaped concrete patio area wrapping around the kitchen extension, enclosed by solid brick built walls, with a cast iron gate providing access to the rear service road where there is a dedicated space for one car directly outside the property.

The property is ideally located close to a range of local amenities and well-regarded schools, situated in the sought after village of Middlestown. There are regular bus routes providing access to Wakefield city centre, as well as Dewsbury and Huddersfield, while the M1 motorway network is only a short drive away, making this an excellent choice for commuters travelling further afield.

An ideal home for a variety of buyers, and an early viewing is highly recommended to fully appreciate the space and quality on offer.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door leading into the entrance hall. The entrance hall has a central heating radiator, feature archway, staircase with handrail leading to the first floor landing, UPVC double glazed frosted window above the door, and a door leading into the living room.

LIVING ROOM
15'3" x 13'8" (max) x 12'11" (min) (4.67m x 4.17m (max) x 3.95m (min))
There is a box UPVC double glazed window overlooking the front aspect as well as a further UPVC double glazed window to the rear aspect, creating a dual aspect within this room. There is a multi fuel cast iron burner inset onto a Yorkshire stone hearth with decorative brick surround and mantle over, coving to the ceiling, ceiling rose, and a door providing access into the kitchen diner. There is also a feathered door housing a staircase leading down to the cellar room on the lower ground floor.

KITCHEN DINER
10'1" x 12'5" (3.08m x 3.81m)
Having coving to the ceiling, UPVC double glazed window overlooking the rear aspect, and a range of wall and base units with laminate work surfaces and tiled splashback above. There is a 1½ stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine set beneath the counter, integrated oven and grill with four ring gas hob and cooker hood over, central heating radiator, UPVC double glazed door leading out to the rear yard, and space for a large freestanding fridge freezer. Laminate flooring throughout.

CELLAR
5'0" x 15'5" (max) x 11'5" (min) (1.53m x 4.70m (max) x 3.50m (min))
Having the original keeping table in the corner, lighting within the cellar, fixed shelving to the walls, and space for a dryer with vent.

FIRST FLOOR LANDING
Landing with four doors leading off, three to the bedrooms and one to the house bathroom.

BEDROOM ONE
9'8" x 15'5" (2.97m x 4.70m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM TWO
10'2" x 6'0" (3.10m x 1.85m)
UPVC double glazed window overlooking the rear elevation, laminate flooring, and central heating radiator.

BEDROOM THREE
6'11" x 12'2" (max) x 7'4" (min) (2.11m x 3.73m (max) x 2.24m (min))
UPVC double glazed window overlooking the front elevation, central heating radiator, and a small cupboard door providing access to the storage cupboard fitted over the bulkhead of the stairs. There is also loft access within the third bedroom.

BATHROOM
6'4" x 6'1" (1.95m x 1.86m)
Comprising a three piece suite with panelled bath, mixer tap shower attachment and smoked glass shower screen, pedestal wash basin with mixer tap, low flush WC, fully tiled walls, UPVC double glazed frosted window to the rear elevation, and central heating radiator.

OUTSIDE
To the front is a paved patio area with steps leading down to an attractive lawn garden, paved pathway leading to a timber gate at the bottom of the garden, fenced boundaries to all three sides making it fully enclosed, and an aluminium shed in the corner providing useful garden storage. To the rear is a concrete yard with solid brick built walls surrounding, and a cast iron gate providing access to the rear road where a dedicated parking space is available.

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.

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.