



WAKEFIELD
01924 291 294

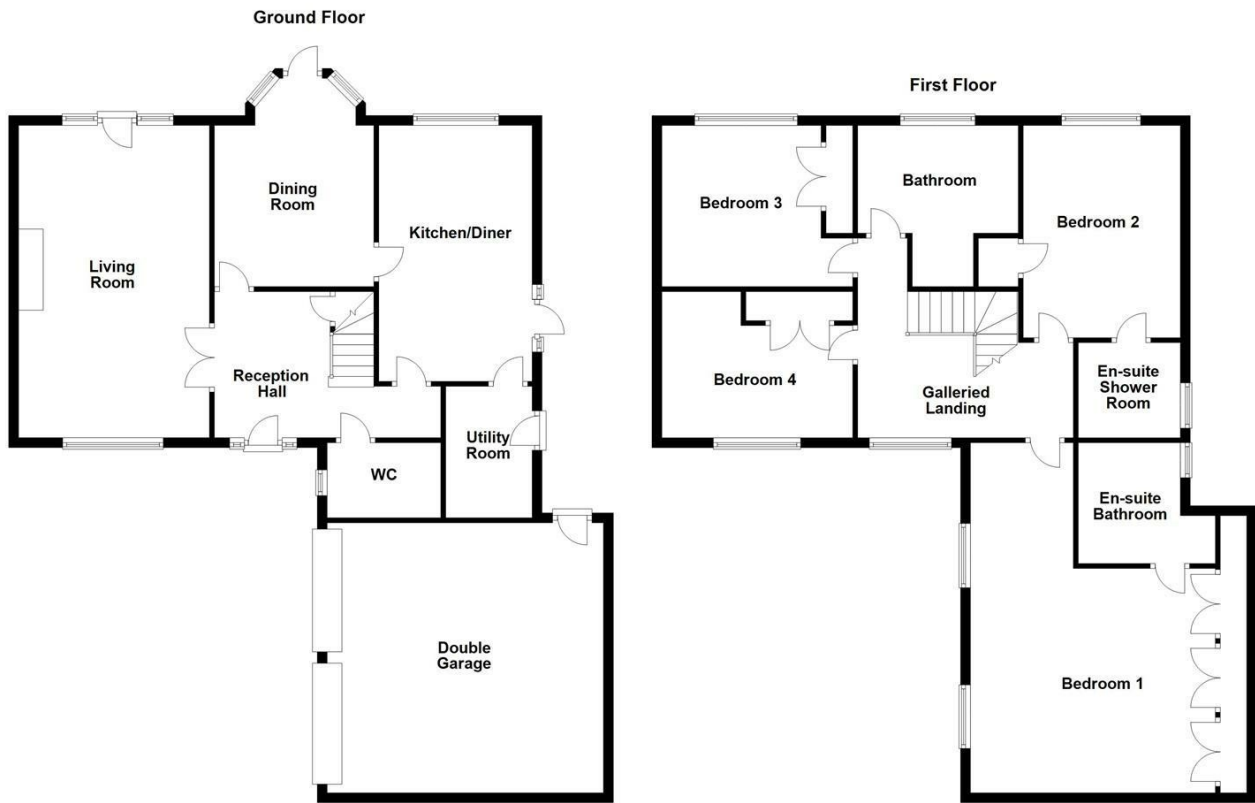
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT
01977 798 844

CASTLEFORD
01977 808 210

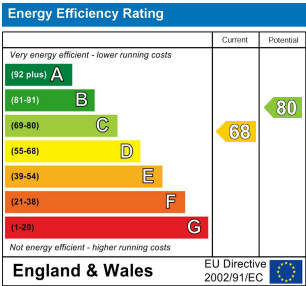


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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.



1 Calderstone Court, Middlestown, Wakefield, WF4 4UE

For Sale Freehold Offers Over £475,000

Occupying a cul-de-sac position is this superbly appointed detached family home, boasting spacious living accommodation throughout with four double bedrooms, three bathrooms (two en suite), spacious kitchen, two reception rooms, double garage, double glazing and gas central heating throughout.

With a wealth of character throughout, the accommodation briefly comprises; reception hall, spacious living room with feature fireplace, separate dining room, kitchen/diner with integrated appliances, utility room and downstairs w.c. The first floor galleried landing leads to four bedrooms, two with en suite facilities, in addition to the four piece house bathroom/w.c. Outside, a double driveway provides off street parking leading to the double garage with electric up and over door. There is an attractive and enclosed lawned garden with timber decked patio seating areas, ideal for alfresco dining.

The property is situated in this sought after location within easy reach of local amenities including shops, schools and local bus routes travelling to and from Wakefield city centre. The M1 motorway network is also easily accessible, ideal for the commuter wishing to work or travel further afield.

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



RECEPTION HALL

14'7" max x 10'8" min x 9'6" [4.47m max x 3.27m min x 2.92m]
UPVC front entrance door with two UPVC double glazed windows either side of the door. Central heating radiator, solid wooden floor, timber double doors leading into the living room, dining room, w.c. and kitchen. Staircase leading to the first floor landing.

LIVING ROOM

12'7" x 20'9" [3.85m x 6.34m]
Multi-fuel cast iron burner inset into chimney breast on a solid Yorkshire stone paved hearth, decorative brick chimney breast with solid wooden mantle above, timber double glazed window overlooking the front aspect and timber door with timber double glazed windows on either side of the door leading out to the rear patio area. Two central heating radiator and two exposed beams to the ceiling.

DINING ROOM

13'11" (into bay) x 10'8" [4.25m (into bay) x 3.26m]
Inset spotlights to the ceiling, solid wooden floor, central heating radiator, three wall lights, exposed beam to the ceiling and door providing access into the kitchen.



KITCHEN/DINER

10'4" x 17'1" [3.16m x 5.21m]
Range of wall and base units with solid wooden work surface over and tiled splash back above, 1.5 sink and drainer with mixer tap, fully tiled floor and timber double

glazed window overlooking the rear aspect. Integrated fridge/freezer, integrated full size dishwasher, integrated double oven and grill with microwave above, downlights built into the wall cupboards, central heating radiator, inset spotlights and exposed beams to the ceiling and timber side entrance door with timber double glazed window on either side. Doors providing access to the entrance hall and utility room.



UTILITY ROOM

8'1" x 6'5" [2.47m x 1.96m]
Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with mixer tap, wall mounted boiler and plumbing and drainage for a washing machine with space under the counter. Fully tiled floor, wall mounted extractor fan and timber side entrance door.

W.C.

7'3" x 3'9" [2.22m x 1.15m]
Wall hung wash basin with two chrome taps, timber double glazed frosted window to the front aspect, low flush w.c., solid wooden floor and central heating radiator.

DOUBLE GARAGE

18'2" x 19'4" [5.54m x 5.91m]
Electric up and over doors, power and light within. Timber door accessed via the side pathway.

FIRST FLOOR LANDING

Loft access, timber double glazed window overlooking the front elevation and central heating radiator. Doors to four bedrooms and house bathroom/w.c.

BEDROOM ONE

22'9" max x 15'1" min x 15'3" [6.95m max x 4.60m min x 4.67m]
Two timber double glazed windows overlooking the front elevation, two central heating radiators, inset spotlights to the ceiling and range of fitted wardrobes to one wall. Timber door providing access into the en suite bathroom/w.c.



EN SUITE BATHROOM/W.C.

7'4" x 8'10" max x 6'8" min [2.25m x 2.71m max x 2.04m min]
Four piece suite comprising enclosed shower cubicle with glass door and mixer shower within, wall hung wash basin with chrome mixer tap, low flush w.c., panelled bath with fully tiled surround and flush chrome waterfall mixer tap to the wall. Fully tiled walls and floor with electric underfloor heating and timber double glazed frosted window to the side elevation. Wall mounted extractor fan and inset spotlights to the ceiling.



BEDROOM TWO

13'8" x 10'3" [4.19m x 3.14m]
Timber double glazed window overlooking the rear elevation, inset spotlights to the ceiling, central heating radiator and doors providing access into the airing cupboard with fixed shelving within and access into en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

6'9" x 6'7" [2.06m x 2.03m]
Three piece suite comprising enclosed corner shower cubicle with glass door, mixer shower within and fully tiled walls within the shower cubicle. Half tiled walls, fully tiled floor, low flush w.c., glass wash basin with chrome mixer tap built into a wooden stand and wall mounted extractor fan. Inset spotlights to the ceiling and chrome ladder style radiator.

BEDROOM THREE

10'4" min x 12'6" max x 10'7" [3.17m min x 3.83m max x 3.24m]
Timber double glazed window overlooking the rear elevation, central heating radiator, inset spotlights to the ceiling and built in double wardrobe.

BEDROOM FOUR

12'7" x 7'8" min x 9'10" [3.84m x 2.34m min x 3.01m]
Built in double wardrobe, timber double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

6'11" min x 10'7" max x 11'1" [2.13m min x 3.23m max x 3.40m]
Four piece suite comprising panelled bath with mixer tap and shower attachment,

wash basin with two chrome taps built into vanity cupboard below, low flush w.c., enclosed shower cubicle with glass door and mixer shower within. Fully tiled walls, wall mounted shaver socket point, central heating radiator, wall mounted extractor fan, inset spotlights to the ceiling and timber double glazed frosted window overlooking the rear elevation.

OUTSIDE

To the front of the property there is a double tarmacadam driveway providing ample off road parking leading to a double garage with timber gate providing access down a paved pathway with low maintenance pebbled edge and outside light to the front entrance door, as well as inset censored spotlights under a timber wooden porch. The paved pathway leads into the rear garden where there is a timber decked patio area, perfect for entertaining and dining purposes overlooking an L-shaped attractive lawned rear garden with second patio area below. The rear garden is completely enclosed by solid stone walls and timber panelled surround fences with mature trees and bushes bordering.



PLEASE NOTE

The property has previously had planning permission granted (REF: 17/00812/FUL) for a single storey side and rear extension, which has now lapsed and potential purchasers should make their own enquiries if wanting to extend the property.

COUNCIL TAX BAND

The council tax band for this property is F.

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.