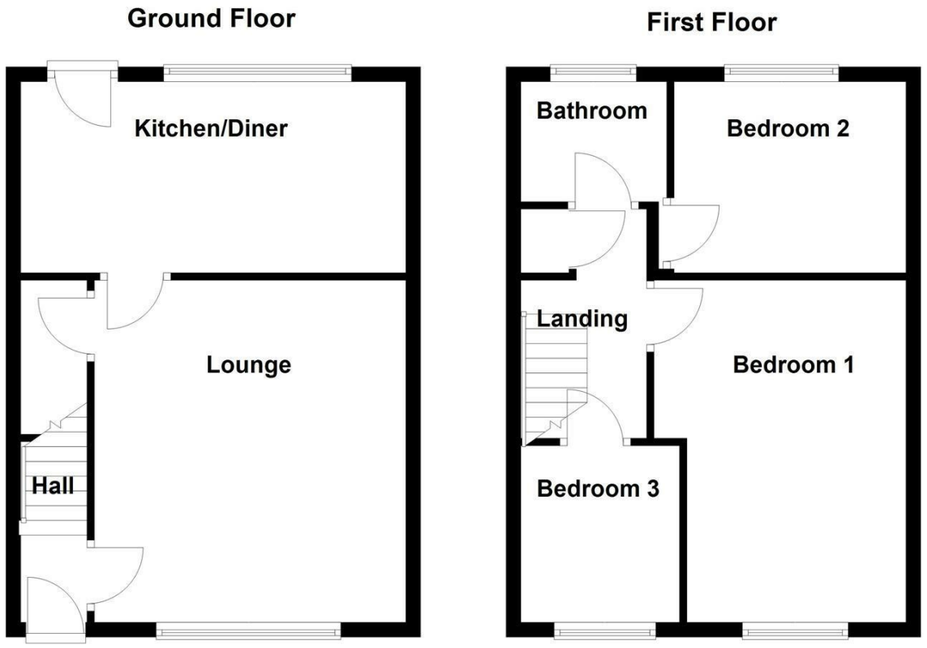
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



15 Back Lane, Middlestown, Wakefield, WF4 4PE

For Sale Freehold £265,000

Situated in the sought after area of Middlestown with fantastic far reaching countryside views is this superbly presented three bedroom end terrace property benefitting from driveway parking and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, lounge and kitchen/diner with access down to the storage cellar. The first floor landing leads to three bedrooms and modern house bathroom. Externally there are a low maintenance garden to the front with driveway to the side providing off road parking for two vehicles. To the rear is an enclosed garden with flagged patio seating and artificial lawn.

The property is ideally located for all local shops and amenities, whilst only being a short drive away from surrounding towns.

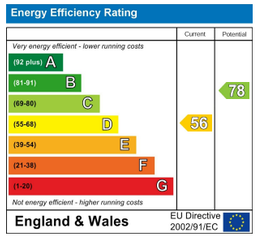
Presented to a high standard and ready to move into, a viewing is highly recommended.

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

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

LOUNGE
15'3" x 12'6" (4.66m x 3.82m)
UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling and open brick fireplace with wood burner. Door through to the kitchen/diner and door down to the cellar.

KITCHEN/DINER
17'1" x 8'6" (5.22m x 2.60m)
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer unit, integrated double oven with gas hob and cooker hood. Integrated fridge/freezer, space for a washing machine, tiled floor, spotlights, UPVC double glazed window and door to the rear elevation.

FIRST FLOOR LANDING
Doors to three bedrooms and bathroom.

BEDROOM ONE
15'1" x 11'2" (4.62m x 3.42m)
UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes and drawers.

BEDROOM TWO
10'4" x 8'6" (3.16m x 2.61m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM THRE
7'10" x 6'10" (2.41m x 2.09m)
UPVC double glazed window to the front elevation, central heating radiator and built in storage cupboard.

BATHROOM/W.C.
6'3" x 5'4" (1.92m x 1.64m)
Three piece modern suite comprising wall mounted shower over the bath with separate hand held shower attachment, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the rear elevation, ladder style radiator and spotlights.

OUTSIDE
To the front is a low maintenance flagged garden with fantastic far reaching views of surrounding countryside and driveway parking for two vehicles to the side. The rear is an attractive garden with flagged patio seating area, perfect for outdoor dining and entertaining, artificial lawn, surrounded by timber fencing and walls.

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.

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.