Richard Kendall Estate Agent

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7 Calderstone Court, Middlestown, Wakefield, WF4 4UE

For Sale Freehold £400,000

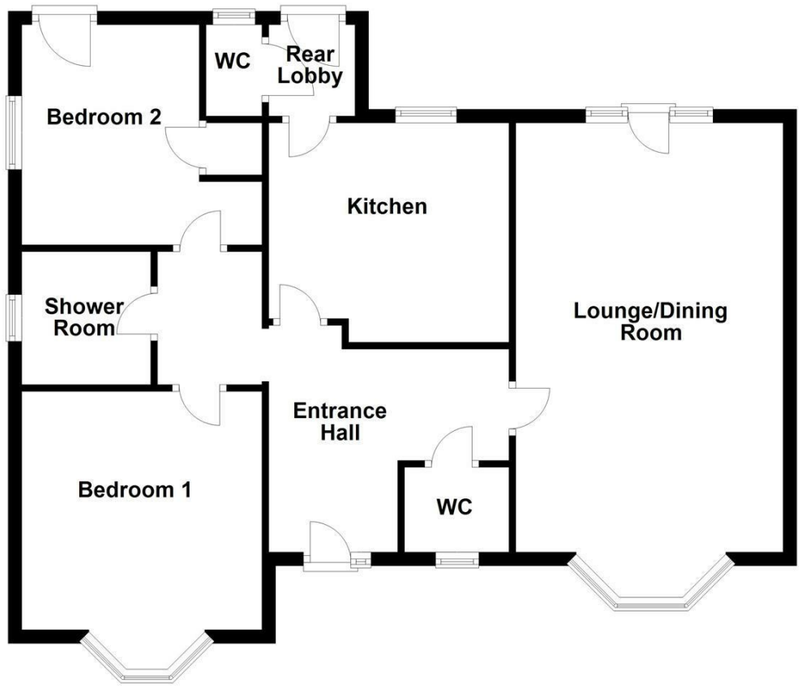
Nestled in a cul-de-sac location in the sought after area of Middlestown, in need of updating but offering huge potential is this spacious two bedroom detached bungalow positioned within a generous size plot offering huge potential to develop/extend further subject to consent.

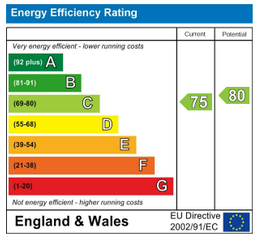
The property fully comprises of the entrance hall, lounge/dining room, w.c., kitchen with further hallway leading to two bedrooms and shower room. Outside to the front are double gates leading to a broad driveway and car port. To the front is a timber built shed and greenhouse with paved pathway and planted features. To one side of the property is a lawned garden and to the other side is a generous sized paddock (0.138 acre). To the rear is a paved and pebbled garden, perfect for outdoor dining, fully enclosed by walls and timber fencing.

Middlestown is situated between Wakefield and Huddersfield. The property is nearby to nature reserves and is close to the National Coal Mining Museum. For families, Middlestown Primary Academy is within walking distance.

Offered for sale with no chain and vacant possession, only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.

Ground Floor





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
11'7" 11'1" (max) x 5'4" (min) (3.55m 3.38m (max) x 1.65m (min))
Composite front entrance door, central heating radiator, coving to the ceiling, loft access, doors to the lounge/dining room, kitchen, w.c. and an opening to a further hallway.

LOUNGE/DINING ROOM
12'11" x 22'9" (max) x 20'8" (min) (3.95m x 6.95m (max) x 6.3m (min))
UPVC double glazed bay window to the front, UPVC rear door, two central heating radiators, gas fireplace with stone hearth, surround and mantle.

KITCHEN
11'6" x 10'2" (max) x 9'3" (min) (3.53m x 3.12m (max) x 2.82m (min))
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Integrated oven with four ring gas hob and extractor hood above. Washing machine and fridge/freezer. UPVC double glazed window to the rear, timber framed stable door which leads to a rear hall with UPVC door to the rear. Spotlights, coving to the ceiling and central heating radiator.

W.C.
4'11" x 4'0" (1.5m x 1.24m)
UPVC double glazed frosted window to the front, spotlights, coving to the ceiling, extractor fan, central heating radiator, low flush w.c. and wall mounted wash basin with tiled splash back.

HALLWAY
6'5" x 5'0" (1.97m x 1.54m)
Coving to the ceiling and doors to two bedrooms and the shower room.

BEDROOM ONE
11'6" x 13'5" (max) x 11'6" (min) (3.51m x 4.11m (max) x 3.51m (min))
UPVC double glazed bay window to the front, coving to the ceiling and central heating radiator.

BEDROOM TWO
10'7" x 11'7" (max) x 8'8" (min) (3.25m x 3.55m (max) x 2.65m (min))
Central heating radiator, UPVC double glazed window to the side, coving to the ceiling and access to a storage cupboard.

SHOWER ROOM
6'1" x 6'5" (1.86m x 1.98m)
Two piece suite comprising pedestal wash basin and shower cubicle with mains shower head attachment. UPVC double glazed frosted window to the side, shaver socket point, extractor fan, coving to the ceiling and spotlights, central heating radiator.

OUTSIDE
The property is accessed via double iron gates onto a generous driveway providing off road parking for several vehicles with car port. There is a separate shed and large greenhouse with paved and blocked garden to the front. In addition there is a brick built garage with an extra bit built at the front which is made from wood. There is a lawned garden to the side with planted bed border. To the other side is a generous sized paddock (0.138 acre). To the rear is a paved and pebbled garden, perfect for outdoor dining and entertaining incorporating planted beds with mature trees and shrubs, fully enclosed by walls and timber fencing.

COUNCIL TAX BAND
The council tax band for this property is F.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.