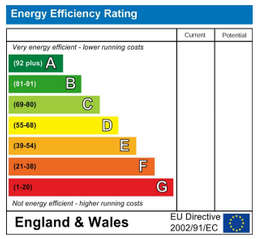
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

65 Thornhill Road, Middlestown, Wakefield, WF4 4RU

For Sale Freehold £475,000

Dating back to the late 1700s this unique and charming three double bedroomed property boasts an abundance of character and original features. Set in the semi rural village of Middlestown surrounded by open countryside views, yet within easy reach of local centres including Wakefield with its impressive range of amenities and transport links including the M1 motorway for those wishing to commute further afield.

The accommodation is well proportioned, set over two floors and briefly comprising; entrance vestibule, downstairs w.c., breakfast kitchen full of charm with feature beams and exposed stone walls, yet with the modern luxuries of a full range of integrated appliances. There are two particularly generous reception rooms, both boasting original features and open fireplaces. To the first floor there is a lengthy landing reaching three spacious double bedrooms, all offering fitted wardrobes. There is also a shower room and sizable three piece bathroom suite. Externally and oozing curb appeal the property is set in extensive gardens wrapping around to three sides, a driveway leads into the property providing ample off street parking for several vehicles and leading to an open car port with useful outbuildings currently as a stable, as well as a useful outdoor utility area but offering potential for further development. The attractive and well maintained gardens boast paved seating areas, as well a range of mature shrubs, trees and bed borders surrounding. The real selling point of this home are the stunning far reaching views beyond. Quirky charm is added with features such as a feature pond.

The property is offered with no onward chain and an internal inspection is simply essential to the appreciate this space and charm on offer with this superb family home.

ACCOMMODATION

ENTRANCE VESTIBULE
Solid timber entrance door, doors leading to the downstairs w.c., living room and kitchen. Built in broom cupboard, double central heating radiator, original parquet flooring and double glazed solid wood window to the side.

KITCHEN
14'9" x 11'7" (max) (4.51m x 3.54m (max))
Front, rear and side facing solid wood double glazed windows. Fitted kitchen with a range of wall and base units with work surface incorporating 1 1/2 bowl sink and drainer unit, five ring electric hob with extractor hood over, in built electric double oven, in built microwave, integrated dishwasher and under integrated fridge. Double central heating radiator, parquet flooring, feature beams and wall lighting. Door leading through to the dining room.

DINING ROOM
15'0" x 15'6" (4.59m x 4.74m)
Front and rear facing solid wood double glazed windows, stairs to the first floor, feature beams, wall lighting, two double central heating radiators and feature fireplace with open fire. Door leading to the living room.

LIVING ROOM
15'2" x 17'6" (4.64m x 5.35m)
Front and rear solid wood double glazed windows, feature fireplace with timber mantle, brick and stone hearth. Two double central heating radiators, feature beams, carpeted flooring and wall lighting.

FIRST FLOOR LANDING
Doors to three bedrooms, shower room and bathroom. Rear facing solid wood double glazed window, hatch for loft access and two central heating radiators.

BEDROOM ONE
15'2" plus recess x 11'4" (4.63m plus recess x 3.47m)
Fitted wardrobes, front facing solid wood double glazed window, wall lighting, double central heating radiator, loft access, extensive range of fitted wardrobes and vanity unit with wash hand basin.

BEDROOM TWO
14'9" x 10'11" (max) (4.50m x 3.35m (max))
Front and rear facing solid wood double glazed windows, small loft hatch, two double central heating radiators and further extensive range of fitted bedroom storage.

BEDROOM THREE
14'11" x 6'8" (4.55m x 2.04m)
Front and side facing solid wood double glazed windows, double central heating radiator and in built sliding door wardrobes.

SHOWER ROOM
4'10" (max) x 3'2" (max) (1.49m (max) x 0.99m (max))
In built mains shower, tiled walls, carpeted flooring and central heating radiator.

BATHROOM/W.C.
10'6" x 8'3" (3.22m x 2.53m)
Side and rear facing solid wood double glazed windows. Three piece suite comprising panelled bath with hand held attachment, pedestal wash basin with brass taps and low flush w.c. Wood panelling to the walls, parquet flooring, double central heating radiator, brass heated towel rail, shaver point and wall lighting.

OUTSIDE
The property is set in generous gardens with a driveway provides extensive off street parking for several vehicles and useful car port for further parking. There are stone built outbuildings consisting of a stable (2.36m x 5.04m) with stone flooring, window to the rear, lighting and solid timber stable door to the front. There is a further useful outbuilding which is currently used as a utility space (3.32mx 3.49m) with solid timber stable door, side and rear facing double glazed windows, range of wall and base units with work surface over incorporating sink and drainer and lighting. The garden wrap around the property to three sides with a pleasant paved area with path leading to a greenhouse and summerhouse with range of mature shrubs and trees. Dating back to the late 1700s the property boasts unique original features such as an original well and further attractive gardens which lead round to the other side of the property where there are far reaching countryside views with further paved areas, feature pond and extensive range of well established shrubs, plants and beds.

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.