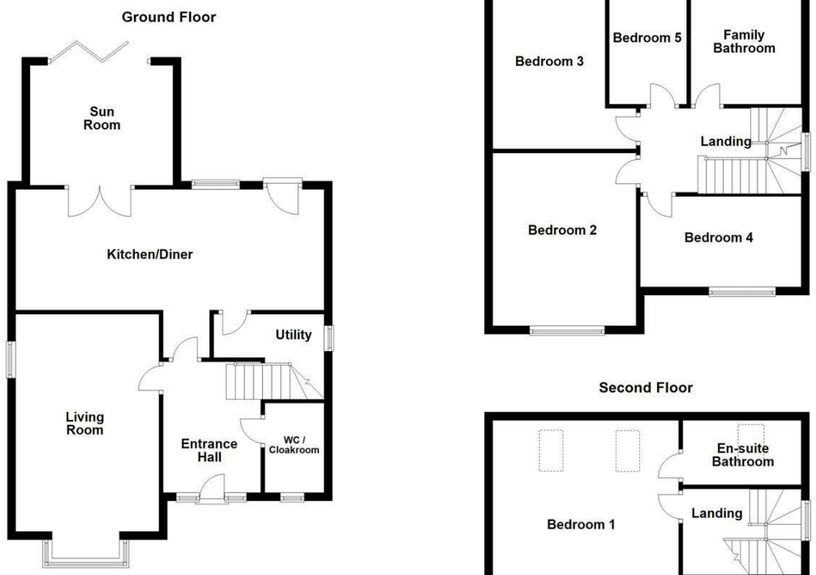
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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





6 Ashwood Heights, Middlestown, Wakefield, WF4 4UD

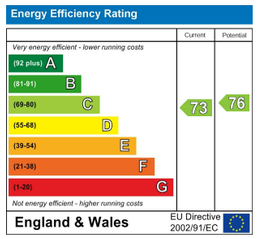
For Sale Freehold Offers In The Region Of £500,000

Nestled in a cul-de-sac location just a short walk from a host of local amenities, this generously proportioned five-bedroom detached family home offers accommodation spanning three floors and benefits from ample reception space, a modern fitted bathroom, ample off-road parking, and an enclosed rear garden and garage.

The property briefly comprises an entrance hall, downstairs w.c./cloakroom, living room, kitchen dining room with adjoining utility room, and sun room. The first floor landing leads to four bedrooms and the house bathroom/w.c. A further staircase leads to bedroom one which features a modern en suite shower room/w.c. Outside to the front, the garden is laid to lawn with a tarmacadam driveway providing off road parking and leading to a single detached garage. To the rear, the garden is lawned incorporating a raised composite decked area and a stone paved patio area, fully enclosed by timber fencing.

The centre of Middlestown offers a good range of local shops, schools, and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is also readily accessible.

A full internal inspection is essential to truly appreciate all that this quality home has to offer. Early 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
Solid timber front entrance door leading into the entrance hall. The entrance hall has four timber double glazed panel windows with leaded inserts overlooking the front aspect, a contemporary radiator in white, solid wooden flooring, staircase with handrail leading to the first floor landing, coving to the ceiling, two wall lights, and three solid wooden doors with chrome handles providing access to the downstairs WC/cloakroom, modern fitted kitchen diner, and spacious living room.

WC/CLOAKROOM
4'9" x 6'4" (1.46m x 1.94m)
Fitted with a low flush WC with concealed cistern, wash hand basin set into a solid wood work surface with chrome mixer tap, large vanity mirror, built in cloakroom cupboard, UPVC double glazed frosted window to the front aspect, inset spotlights to the ceiling, fully tiled floor, and heated towel radiator in white.

LIVING ROOM
19'11" x 17'5" (max) x 11'5" (min) (6.08m x 5.32m (max) x 3.50m (min))
Featuring a walk in rectangular bay window with UPVC double glazed windows overlooking the front aspect, additional UPVC double glazed window to the side aspect creating a dual aspect, coving to the ceiling, contemporary radiator in white, and gas fire with solid stone hearth and surround.

KITCHEN DINER
25'0" x 12'8" (max) x 9'8" (min) (7.64m x 3.88m (max) x 2.96m (min))
Fitted with a range of wall and base shaker style units with solid wood work surfaces, double Belfast ceramic sink with chrome swan neck mixer tap, handmade hardwood units, solid wood flooring, range cooker with five ring gas burner and extractor over (included), inset spotlights to the ceiling, two contemporary radiators in white, UPVC double glazed sash window overlooking the rear garden, solid wooden external door, solid wooden French doors leading to the sun room, integrated full size Hotpoint dishwasher, and solid wooden door providing access to the utility room.

UTILITY ROOM
8'9" x 7'7" (max) x 3'2" (min) (2.69m x 2.32m (max) x 0.97m (min))
Wall mounted gas fired central heating boiler, solid wood work surface with plumbing for washing machine, space for large freestanding fridge freezer, UPVC double glazed window to the side aspect, inset spotlights to the ceiling, solid wood flooring, fixed wall shelving, and contemporary radiator in white.

SUN ROOM
9'8" x 11'5" (2.95m x 3.49m)
Solid wooden flooring, inset spotlights to the ceiling, UPVC double glazed bifolding doors leading into the rear garden, and contemporary radiator in white.



FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation, staircase with handrail leading to the second floor, inset spotlights to the ceiling, and doors leading to four bedrooms and the family bathroom.

BEDROOM TWO
11'5" x 14'1" (3.49m x 4.30m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling, contemporary radiator in white, and feature panelled wall with picture rail.

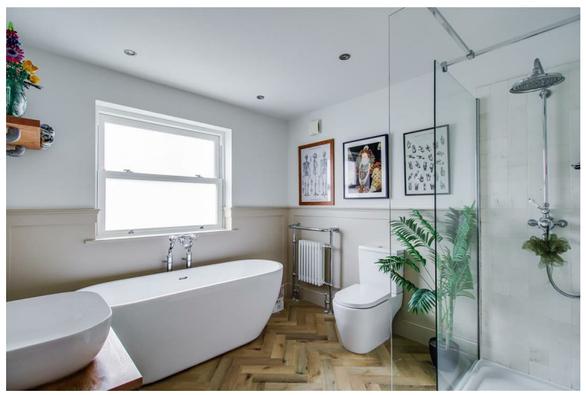


BEDROOM THREE
13'2" x 11'5" (max) x 9'6" (min) (4.02m x 3.50m (max) x 2.91m (min))
Two UPVC double glazed sash windows overlooking the rear elevation, coving to the ceiling, contemporary radiator.

BEDROOM FOUR
7'8" x 13'1" (2.34m x 4.01m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling and contemporary radiator.

BEDROOM FIVE
9'8" x 6'3" (2.95m x 1.91m)
UPVC double glazed sash window overlooking the rear elevation, contemporary radiator, and inset spotlights to the ceiling.

FAMILY BATHROOM
9'8" x 8'10" (2.95m x 2.70m)
Comprising freestanding bath with floor mounted mixer tap, wash hand basin set into solid wood work surface with vanity cupboards below, low flush WC, large walk in shower cubicle with glass screens, rainfall shower head and attachment, fully tiled shower area, half timber panelled feature walls with dado rail, UPVC double glazed frosted sash window to the rear elevation, inset spotlights to the ceiling, herringbone LVT, contemporary radiator in white with chrome towel rail, and wall mounted extractor fan.



SECOND FLOOR LANDING
UPVC double glazed window to the side elevation, inset spotlights to the ceiling, and door leading into bedroom one.

BEDROOM ONE
15'5" x 16'11" (4.72m x 5.16m)
UPVC double glazed window overlooking the front elevation, two doors providing access to the en suite and eaves storage, loft access, contemporary radiator in dark grey, and two timber double glazed Velux style windows to the rear elevation.



EN SUITE BATHROOM
9'4" x 5'10" (2.85m x 1.80m)
Three piece suite comprising low flush WC with concealed cistern, wash hand basin set into solid wood work surface with vanity cupboard below, freestanding roll top bath with claw feet and chrome mixer tap, half timber panelled walls with dado rail, extractor fan, inset spotlights to the ceiling, solid hardwood, heated towel radiator in white, and timber double glazed Velux style window to the rear elevation.

OUTSIDE
To the front is an attractive lawned garden with tarmac driveway running down the side providing off road parking for several vehicles. A paved pathway with slate border leads to the covered timber porch with tiled roof and outside light. Timber gate to the side leads to the rear garden with Indian stone paved pathway and patio seating area, lawned garden, timber fencing to all sides, further patio area to the corner, and access gate back to the driveway.



GARAGE
Detached single garage with electric up-and-over door, power and lighting.

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.

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.