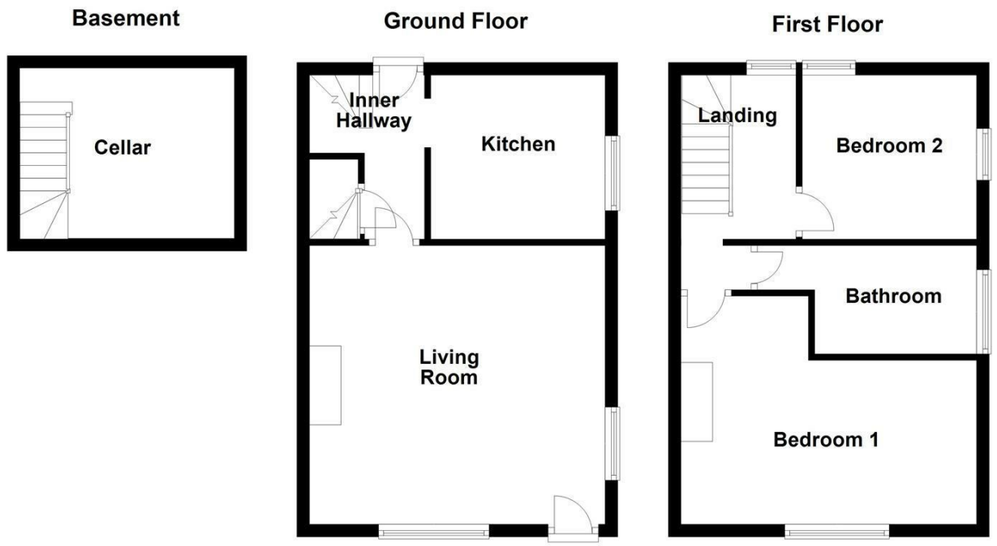
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



100 New Road, Middlestown, WF4 4NT

For Sale Freehold £235,000

Retaining a wealth of character throughout is this stunning period property dating back to the 1700s is this two bedroom house benefitting from exposed beams, vaulted cellar and original fireplaces.

The property briefly comprises of living room, kitchen and inner hallway with access down to cellar. The first floor landing provides access to two bedrooms and three piece suite house bathroom/w.c. Externally to the rear is an attractive lawned garden, paved seating area and pebbled driveway providing off road parking for one vehicle.

The property is ideally located for all local shops and amenities that Middlestown has to offer, whilst being only a short distance away from surrounding towns. The motorway network is a short drive away, perfect for those looking to travel further afield.

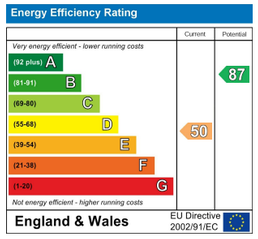
Done to a high standard, a full internal inspection is highly recommended to truly appreciate the accommodation on offer.

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

LIVING ROOM
15'7" x 14'10" (4.77m x 4.53m)
UPVC double glazed windows to the front and side elevation, central heating radiator, original stone flooring and original fireplace with brick surround. Door leading through to the inner hallway.

INNER HALLWAY
Door down to the cellar, central heating radiator, door to the rear and access through to the kitchen.

KITCHEN
8'10" x 8'7" (2.70m x 2.64m)
Fitted kitchen with a range of wall and base units with black granite work surface, sink and drainer unit, space for a gas cooker and integrated fridge. Original stone flooring and UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING
Access to two bedrooms and the house bathroom.

BEDROOM ONE
14'11" x 11'7" (4.55m x 3.55m)
UPVC double glazed window to the rear elevation, central heating radiator, exposed beams to the ceiling, fitted wardrobes to one side and original open fireplace.

BEDROOM TWO
8'10" x 8'8" (2.71m x 2.65m)
UPVC double glazed windows to the rear and side elevation, original open fireplace, central heating radiator and exposed beams to the ceiling.

BATHROOM/W.C.
11'3" x 5'5" (3.44m x 1.67m)
Three piece suite comprising wall mounted shower over the bath, vanity wash hand basin unit and low flush w.c. UPVC double glazed frosted window to the side, central heating radiator, spotlights and exposed beams to the ceiling.

OUTSIDE
To the rear of the property is a lawned garden with bush and shrubbery border, paved seating area with a pebbled driveway providing off road parking for one vehicle.

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

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.