Richard Kendall Estate Agent

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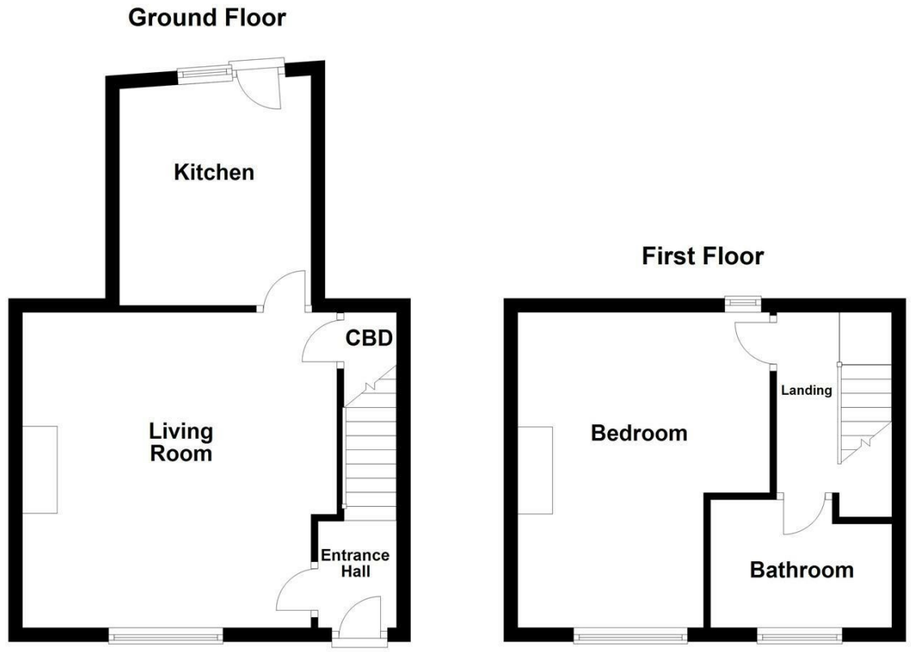
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



60A New Road, Middlestown, Wakefield, WF4 4NR

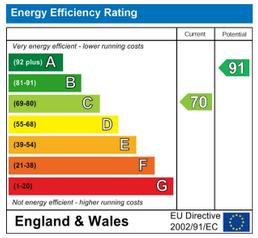
For Sale Freehold Offers In The Region Of £135,000

Situated in the sought after village of Middlestown is this stone built one bedroom mid terrace cottage incorporating original features such as exposed stone walls and benefitting from a good sized tiered rear garden.

The property briefly comprises of the entrance hall, living room and kitchen. The first floor landing leads to the bedroom and the house bathroom/w.c. Outside to the front is a pebbled garden and iron gates providing access to a concrete pathway leading to the front door. To the rear is a tiered garden incorporating concrete patio area, perfect for outdoor dining and entertaining, with wooden and paved steps leading to a lawned and pebbled area with planted features and mature trees, fully enclosed by walls and timber fencing. There is a pebbled area providing off road parking access via a side road.

Situated in a popular part of Middlestown the property is well placed to local amenities with local bus routes nearby.

This property deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



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
Stairs to the first floor landing, central heating radiator and door to the living room.

LIVING ROOM
14'9" x 14'10" (max) x 4'1" (min) (4.5m x 4.53m (max) x 1.27m (min))
Central heating radiator, door to the kitchen, door to the understairs storage cupboard, exposed beams to the ceiling, exposed brick to two walls and timber framed single pane window to the front with built in window seat.

KITCHEN
8'11" x 10'10" (2.72m x 3.31m)
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven, integrated four ring gas hob with stainless steel extractor hood above, space and plumbing for a washing machine and integrated fridge/freezer. Timber framed single pane window and door leading to the rear. Central heating radiator, loft access and the combi boiler is housed in here.

FIRST FLOOR LANDING
Frosted timber framed single pane window and door to the bedroom and a door to the house bathroom.

BEDROOM
11'11" x 14'10" (max) x 5'1" (min) (3.64m x 4.53m (max) x 1.57m (min))
Timber framed single pane windows to the front and rear, central heating radiator, loft access and decorative cast iron fireplace.

BATHROOM/W.C.
8'6" x 5'10" (max) x 4'8" (min) (2.61m x 1.79m (max) x 1.44m (min))
Frosted timber framed single pane window to the front, chrome ladder style towel radiator, central heating radiator, low flush w.c., pedestal wash basin and corner bath with jets and shower head attachment.

OUTSIDE
To the front of the property there is a garden which is mainly pebbled with an iron gate providing access to a concrete pathway leading to the front door. To the rear there is a tiered garden incorporating a concrete patio area to the lower tier, ideal for outdoor dining and entertaining, with the wooden and paved steps leading to a lawned and pebbled area with planted features and mature trees, fully enclosed by walls and timber fencing. There is a pebbled area providing off road parking access via a side road.

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.