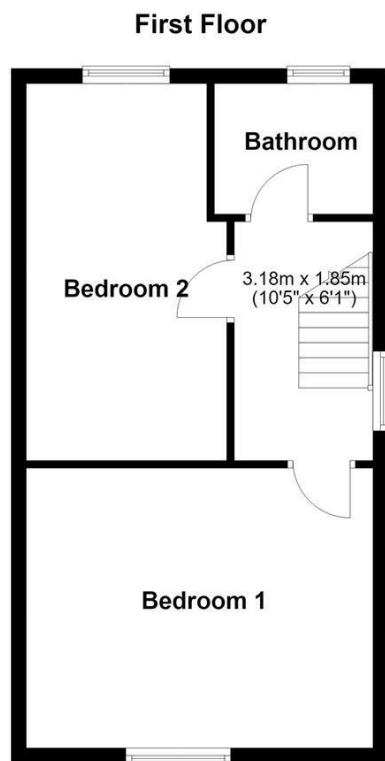
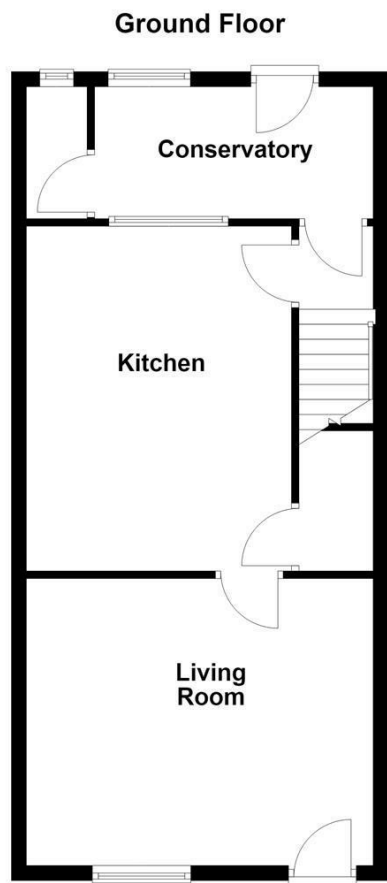


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



181 New Road, Middlestown, WF4 4NX

For Sale Freehold £170,000

Proudly introduced to the market is this stone fronted two bedroom semi detached home, situated in the sought after village of Middlestown. Offered for sale with vacant possession and no onward chain, the property presents an excellent opportunity for first time buyers, young families or investors looking to modernise and create a home to their own specification.

The accommodation briefly comprises a spacious living room leading through to a fitted kitchen with space for a dining area. The kitchen provides access to a useful cellar, currently utilised for storage and housing the gas combination boiler. To the rear of the property is a lobby with staircase to the first floor and access to a conservatory, which offers a versatile space suitable for use as a utility room, garden room or additional storage. To the first floor, the landing provides access to two generous double bedrooms, a three piece family bathroom and the loft space. Externally, the property benefits from a buffer style front garden. To the side there is a shared driveway providing access to off road parking at the rear. Whilst to the rear is an enclosed low maintenance garden incorporating gravelled and decked seating areas, providing an ideal space for outdoor relaxation.

The property is ideally positioned for a wide range of local amenities, shops, schools and scenic countryside walks. Excellent transport links also make the property particularly attractive to commuters travelling to Wakefield and the surrounding areas.

An early viewing is highly recommended to fully appreciate all that this property has to offer.



ACCOMMODATION

LIVING ROOM

12'5" x 15'3" [3.79m x 4.67m]

Entered via a UPVC front entrance door, the lounge features a central heating radiator, coving to the ceiling, carpeted flooring and an electric fire with decorative surround. The room is open through to the kitchen.



KITCHEN

11'10" x 15'2" [3.63m x 4.64m]

Fitted with a range of wall and base units with laminate work surfaces incorporating a stainless steel sink and drainer with mixer tap. There is space for a cooker with extractor hood above, space and plumbing for a washing machine and space for a fridge or freezer. The room is

finished with tiled flooring and provides access to the cellar, which is used for storage and houses the gas combination boiler at the top of the cellar stairs. An opening leads through to the rear lobby.

REAR LOBBY

With staircase leading to the first floor landing, central heating radiator, carpeted and laminate flooring and access to the conservatory.

CONSERVATORY

12'1" x 5'11" [3.69m x 1.81m]

Constructed with UPVC double glazed windows overlooking the rear elevation together with a UPVC double glazed door leading into the garden. Finished with laminate flooring and access through to a useful storage room.



FIRST FLOOR LANDING

With carpeted flooring, UPVC double glazed window to the side elevation and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE

16'3" x 12'4" [4.97m x 3.77m]

A spacious double bedroom with carpeted flooring, central heating radiator, UPVC double glazed window to the front elevation and loft access.



BEDROOM TWO

15'3" x 9'8" [4.65m x 2.97m]

With carpeted flooring, central heating radiator and a UPVC double glazed window overlooking the rear elevation.



BATHROOM/W.C.

6'11" x 5'6" [2.12m x 1.70m]

Fitted with a three piece suite comprising panelled bath with shower attachment, low flush W.C. and pedestal wash basin with hot and cold taps. The room also benefits from a central heating radiator, laminate flooring, full height wall tiling and a frosted UPVC double glazed window to the rear elevation.



OUTSIDE

To the front of the property is a buffer style garden with a gravelled area, flagged pathway and steps leading to the entrance door. To the side there is a shared driveway providing access to off road parking at the rear. The enclosed rear garden incorporates a flagged pathway, gravelled seating area and a small timber decked patio, all enclosed by timber fencing with a gated access.



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.