Richard Kendall Estate Agent

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13 Nell Gap Avenue, Middlestown, Wakefield, WF4 4PJ

For Sale Freehold £185,000

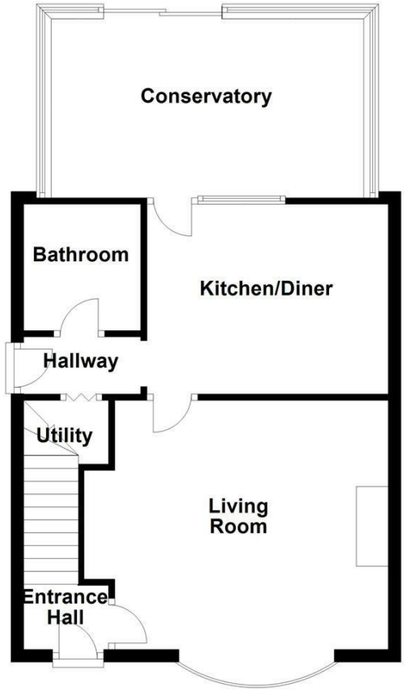
Located at the head of a cul-de-sac is this semi detached house with three bedrooms and benefits from a downstairs bathroom, spacious conservatory, en suite to bedroom one, attractive gardens and off road parking.

The accommodation comprises entrance hall, living room, kitchen diner, utility, side hallway, downstairs bathroom/w.c. and conservatory. To the first floor there is the main bedroom with en suite bathroom/w.c., two further bedrooms and a w.c. Outside to the front there is an attractive lawned garden, a shared driveway leading down to the side block paved driveway providing off road parking for two vehicles and leading to the single garage, whilst to the rear there is an attractive lawned garden with paved patio area and large summerhouse.

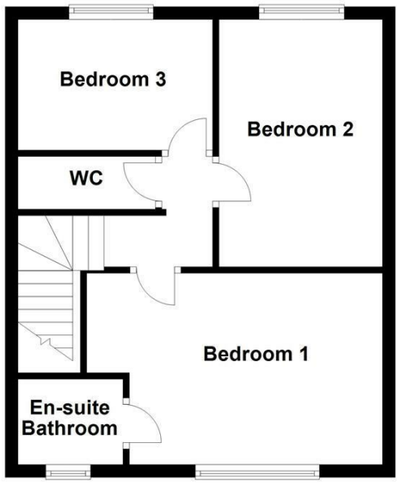
Positioned within approximately 300 yards of the A642 Wakefield/Huddersfield Road and providing easy access for Wakefield city centre. The motorway network is approximately a 10-15 minute drive and of course also positioned on main bus route.

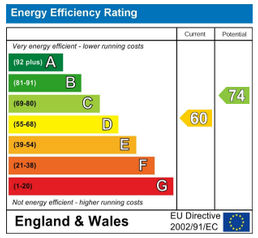
An early viewing comes recommended.

Ground Floor



First Floor





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.

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Pontefract & Castleford offices 01977 808210, 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

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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.

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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
UPVC double glazed front entrance door, staircase with hand rail leading to the first floor landing, central heating radiator with cover, door to the living room.

LIVING ROOM
12'9" x 15'7" max x 14'0" min (3.91m x 4.77m max x 4.28m min)
Ceiling rose, coving to the ceiling, dado rail, UPVC double glazed bow window to the front, central heating radiator, tiled hearth with decorative brick surround, door into the kitchen.

KITCHEN
9'9" x 12'5" (2.99m x 3.80m)
A range of wall and base units with laminate work surface over, tiled splashback above, downlights, 1 1/2 stainless steel sink and drainer with mixer tap, Range cooker with five ring gas hob and cooker hood over, display cabinets with glass shelving, integrated fridge, integrated freezer, integrated Zanussi dishwasher, UPVC double glazed window into the conservatory, UPVC double glazed door, coving to the ceiling, laminate flooring, opening to the side hallway.

SIDE HALLWAY
Laminate flooring, side UPVC double glazed door, door into the ground floor bathroom/w.c. Opening into the utility room.

UTILITY ROOM
Laminate flooring, plumbing and drainage for a washing machine, laminate work surface, space for a dryer, wall mounted combi condensing boiler, timber cladding to the ceiling.

HOUSE BATHROOM/W.C
6'2" x 5'11" (1.90m x 1.81m)
Three piece suite comprising panelled bath with shower screen, low flush w.c. and pedestal wash basin with two taps. Tiled walls, tiled floor, extractor fan.

CONSERVATORY
16'0" x 8'10" (4.88m x 2.70m)
Laminate flooring, brick built base with UPVC double glazed windows, UPVC double glazed sliding patio doors leading to the rear garden. electric fire on a marble hearth with matching interior and wooden decorative surround. Power.

FIRST FLOOR LANDING
UPVC double glazed window to the side elevation, loft access, doors leading to the three bedrooms and w.c.

BEDROOM ONE
9'10" x 14'9" max x 12'6" min (3.02m x 4.50m max x 3.82m min)
UPVC double glazed window to the front elevation, central heating radiator, storage area with shelving. Door to the en suite bathroom/w.c.

EN SUITE BATHROOM/W.C.
4'11" x 4'6" (1.50m x 1.38m)
Part tiled walls, wall hung wash basin with two chrome taps, panelled bath with two taps, mixer shower and bi-folding shower screen, UPVC double glazed frosted window to the front elevation and wall mounted heater.

BEDROOM TWO
8'8" x 13'0" (2.66m x 3.98m)
UPVC double glazed window to the rear elevation, central heating radiator and dado rail.

BEDROOM THREE
7'0" x 9'11" (2.14m x 3.04m)
UPVC double glazed window to the rear elevation, central heating radiator.

W.C.
6'11" x 2'8" (2.13m x 0.82m)
Low flush w.c., wall hung wash basin with chrome mixer tap, UPVC double glazed frosted window to the side.

OUTSIDE
To the front of the property there is an attractive lawned front garden with pebbled borders. Shared tarmacadam driveway providing access down the side of the property. To the side there is timber decked steps leading to the side entrance door and a block paved driveway providing off road parking for two vehicles and leading to the single detached garage with manual up and over door, single glazed window. Water point and storage beneath the conservatory. Double timber swing gates. The enclosed rear garden has an attractive lawn, large timber summer house with French doors and single glazed windows overlooking the paved patio area. The summer house could be utilised for a variety of purposes. Timber garden store. Timber panelled fence surrounds.

EPC RATING
To view the full Energy Performance Certificate please call into one of our six local offices.

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.