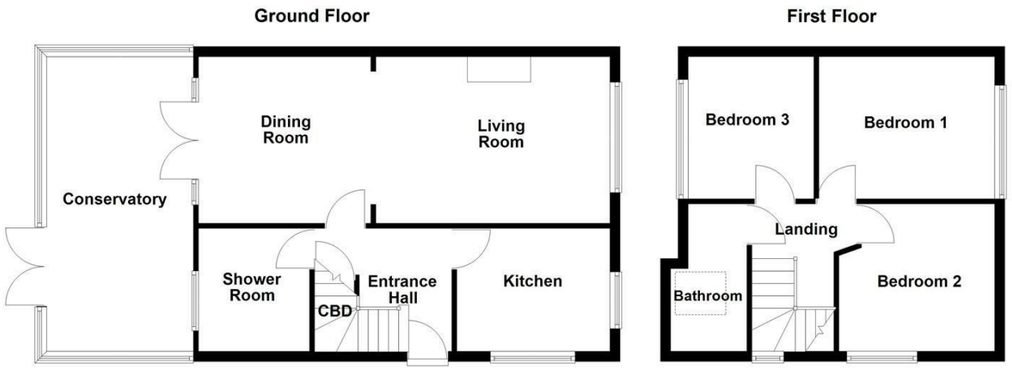

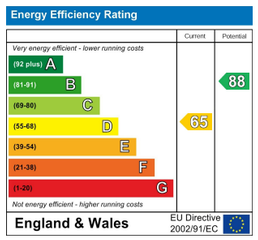

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

102 Water Lane, Middlestown, Wakefield, WF4 4PY

For Sale Freehold Offers Over £285,000

A fantastic opportunity to purchase this recently renovated three bedroom semi detached home, enjoying far reaching valley views and situated in the sought after village of Middlestown. The property benefits from attractive front and rear gardens, ample off road parking provided by a large tarmacadam driveway, and a detached single garage.

Internally, the property is accessed via a welcoming entrance hall with useful under stairs storage. The ground floor features a modern fitted kitchen with integrated appliances, a stylish three piece downstairs shower room, and a spacious dining room which opens into the living room. The living room boasts a marble fireplace with electric fire and UPVC double glazed French doors leading into a large conservatory, enjoying views over the rear garden and surrounding valley. To the first floor are three generous double bedrooms and a contemporary three piece house bathroom, accessed from a light and airy landing with a glass balustrade staircase. Externally, the front of the property offers an attractive lawned garden with well stocked planted borders. The tarmacadam driveway provides off road parking and leads through double cast iron gates to the detached garage, which benefits from a manual up-and-over door and side access. The fully enclosed rear garden is laid mainly to lawn and includes planted borders, timber fencing, a large timber shed, and a brick built BBQ with pizza oven above—ideal for outdoor entertaining.

The property is conveniently located within walking distance of local amenities and schools, with excellent bus links to Wakefield city centre, Holmfirth, Huddersfield and Dewsbury. The M1 motorway is also within easy reach, making this an ideal home for commuters.

An excellent quality home which is highly recommended for viewing.

ACCOMMODATION

ENTRANCE HALL
Composite front door leading into the entrance hall. The entrance hall features laminate flooring, spotlights and a central staircase with handrail and glass balustrade leading to the first floor landing. Four solid wooden doors with chrome handles provide access to the kitchen, dining room, downstairs shower room, and an understairs storage cupboard.

KITCHEN
9'10" x 7'11" (3.02m x 2.42m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Integrated appliances include an oven and grill, separate four ring ceramic hob with cooker hood above, slimline Bosch dishwasher, fridge, and separate under counter freezer. There is plumbing and space for a washing machine. Two UPVC double glazed windows provide dual aspect views to the front and side. Additional features include inset spotlights, downlights built into the wall units, and a stainless steel sink with drainer and mixer tap.

SHOWER ROOM
7'2" x 7'10" (2.20m x 2.41m)
Modern three piece suite comprising a walk in shower cubicle with solid glass screen and mixer shower, low flush WC with concealed cistern, and a wash hand basin with chrome mixer tap set into a high gloss vanity unit with chrome handles. Further benefits include a chrome heated towel rail, tiled flooring, inset spotlights, wall mounted extractor fan, and a UPVC frosted window overlooking the conservatory.

DINING ROOM
10'9" x 11'2" (3.28m x 3.42m)
Central heating radiator, and UPVC double glazed French doors leading into the conservatory. There is also a UPVC double glazed window to the side and a feature archway opening into the living room.

LIVING ROOM
15'5" x 10'9" (4.71m x 3.28m)
UPVC double glazed window overlooking the front aspect and central heating radiator. A feature marble hearth with matching surround houses an electric fire.

CONSERVATORY
8'9" x 17'10" (2.68m x 5.44m)
With laminate flooring, central heating radiator, three wall lights with power, and UPVC double glazed windows to three sides. UPVC double glazed doors provide access to the rear garden.

FIRST FLOOR LANDING
The landing has a UPVC double glazed frosted window to the side elevation, loft access via a bifold wooden ladder, and four solid wooden doors with chrome handles providing access to three bedrooms and the house bathroom.

BEDROOM ONE
9'4" x 11'5" (2.85m x 3.49m)
UPVC double glazed window overlooking the front elevation and a central heating radiator.

BEDROOM TWO
9'6" x 10'1" (2.91m x 3.08m)
UPVC double glazed window overlooking the side elevation and a central heating radiator.

BEDROOM THREE
9'4" x 8'1" (2.85m x 2.48m)
UPVC double glazed window overlooking the rear elevation and a central heating radiator.

BATHROOM
9'4" x 4'11" (max) x 3'11" (min) (2.86m x 1.52m (max) x 1.21m (min))
Comprising a three piece suite including a panelled bath with mixer tap and shower attachment, low flush WC, and a wall mounted wash hand basin with high gloss vanity drawer below and mixer tap above. Additional features include tiled splashbacks, wall mounted extractor fan, inset spotlights, a UPVC double glazed frosted Velux window within the sloping ceiling, and a chrome heated towel rail.

OUTSIDE
Attractive lawned front garden with planted borders to two sides. A tarmacadam driveway runs down the side of the property through double cast iron gates, providing ample off road parking. External features include a water point beneath the kitchen window, sensor lighting, and black up-and-down lighting adjacent to the side door. Single detached garage with a manually operated door, timber single glazed window to the side, and a timber side access door. To the rear of the property is a fully enclosed and laid mainly to lawn, with planted borders to two sides, timber panel fencing, a brick built barbecue and pizza oven, and a large timber shed positioned in the corner.

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

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.