



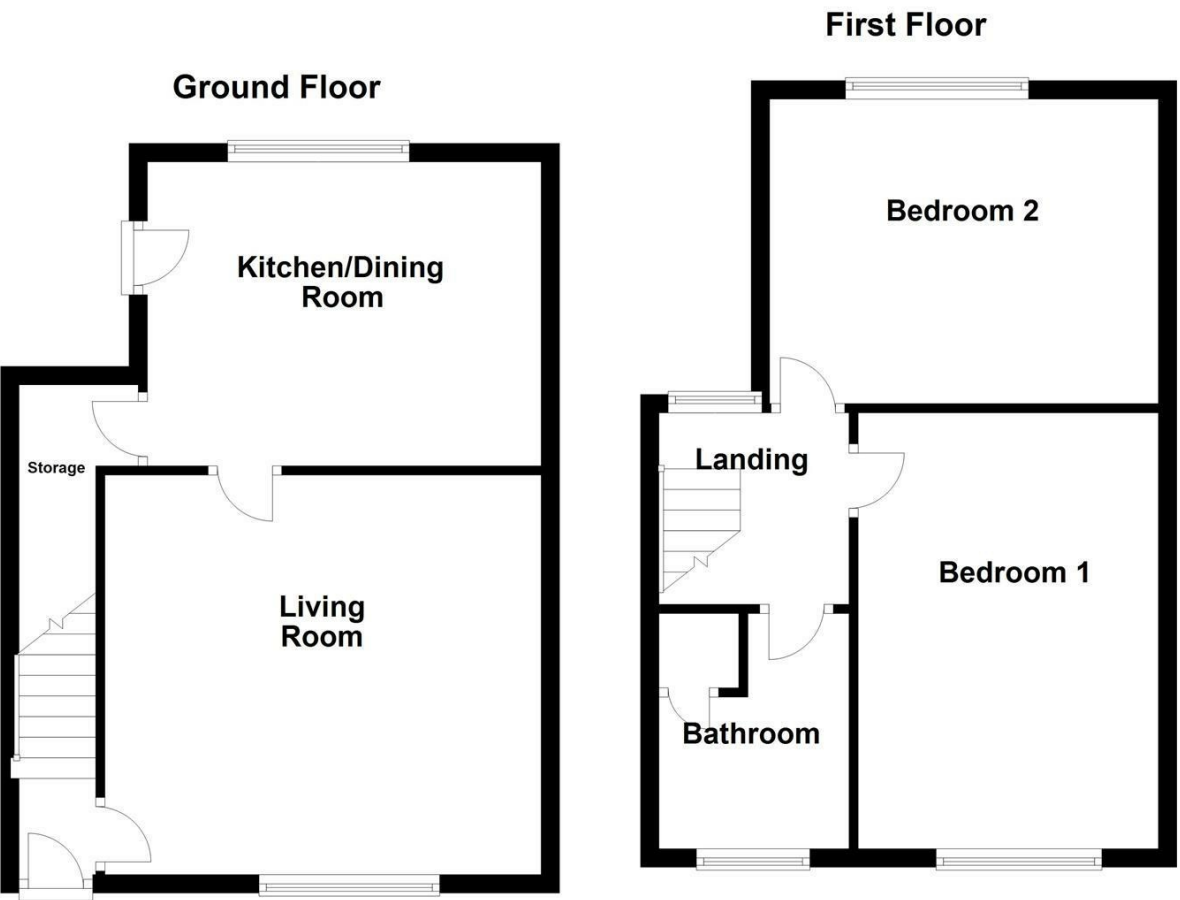
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

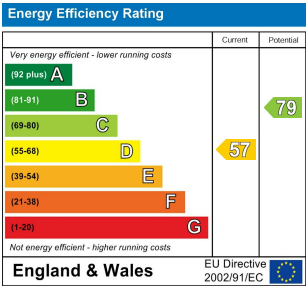


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



45 Nell Gap Lane, Middlestown, Wakefield, WF4 4PG

For Sale Freehold £185,000

A two bedroom semi detached property situated in the popular residential area of Middlestown, convenient for local amenities and having good access to the wider transport network with the M1 motorway approximately a 15 minute drive away.

The property benefits from gas central heating and UPVC double glazing and fully comprises of lounge with fireplace and fitted electric fire, dining kitchen with storage off. Off the first floor landing are two good size double bedrooms and house bathroom fitted with a white three piece suite and mixer shower.

Outside, there is a well maintained lawned garden to the front and a driveway providing ample off street parking which leads to a detached single garage and low maintenance courtyard to the rear.

Middlestown is situated between Wakefield and Huddersfield. The property is nearby to nature reserves and is close to the National Coal Mining Museum. For families, Middlestown Primary Academy is within walking distance and is rated 'Good' by Ofsted.

Available with no chain involved, an internal viewing is recommended.



ACCOMMODATION

LOUNGE

15'5" x 14'2" [4.72m x 4.34m]

Gas central heating radiator , UPVC double glazed window to the front aspect.

KITCHEN

12'9" x 10'9" [3.89m x 3.30m]

UPVC entrance door, modern fitted wall and base units, laminate work surface over. Inset chrome sink with separate drainer and mixer tap. Space and plumbing for a freestanding washing machine or dishwasher. Door to storage room/boiler room or utility space. UPVC double glazed window to the rear aspect.



FIRST FLOOR LANDING

BEDROOM ONE

15'6" x 10'4" [4.73m x 3.15m]

UPVC double glazed window to the front aspect, gas central heating radiator



BEDROOM TWO

13'10" x 10'10" [4.24m x 3.31m]

UPVC double glazed window to the rear aspect, gas central heating radiator



BATHROOM

8'11" x 10'6" [2.73m x 3.21m]

fitted white three piece suite, low flush wc, pedestal wash basin, panel bath with shower over. Gas central heating radiator, UPVC double glazed frosted window to the front aspect. Door to storage cupboard.



OUTSIDE

Outside, there is a well maintained lawned garden to the front and a driveway providing ample off street parking, which leads to a detached single garage and low maintenance courtyard to the rear.



COUNCIL TAX BAND

The council tax band for this property is B.

EPC RATING

To view the full Energy Performance Certificate please call into one of our 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.