

WAKEFIELD  
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01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
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#### IMPORTANT NOTE TO PURCHASERS

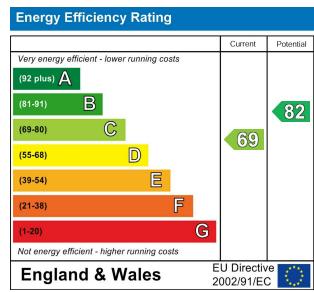
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

## 139 New Road, Middletown, Wakefield, WF4 4PA

For Sale Freehold £220,000

Deceptive from the main roadside, this well appointed and well presented three bedroom semi detached home enjoys a two storey extension to the rear along with a good sized garden.

The property benefits from gas central heating and double glazing throughout and briefly comprises a welcoming lounge and an extended, modern fitted breakfast kitchen. To the first floor, the accommodation leads to three bedrooms and a contemporary house bathroom. Externally, the property offers a flagged garden area to the front with a generous garden to the rear incorporating a lawned area and paved patio, ideal for outdoor seating and entertaining.

Situated in this popular area of Middletown, the property is well placed for local amenities including shops, schools, and convenient local bus routes, making it ideal for families and commuters alike.

This home presents an ideal opportunity for first time buyers or couples looking to take their first step onto the property ladder. An early viewing is highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.

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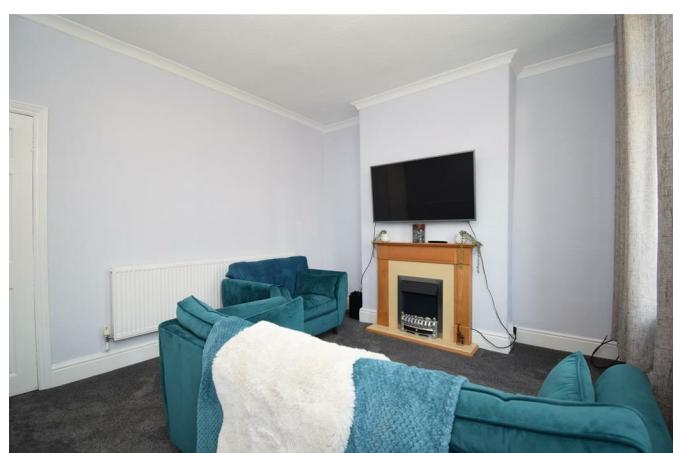


## ACCOMMODATION

### LOUNGE

11'10" x 10'11" [3.61m x 3.35m]

UPVC double glazed entrance door leading into lounge. UPVC double glazed window to the front, central heating radiator, electric fire with attractive surround, coving to the ceiling, door to inner hallway.



### INNER HALLWAY

Stairs leading to the first floor landing, door to kitchen/dining room.

### KITCHEN/DINING ROOM

21'5" x 11'8" [6.53m x 3.57m]

UPVC double glazed sliding patio doors to the rear, access down to cellar, central heating radiator. A modern range of wall and base units with complementary work surfaces incorporating a composite sink and drainer. Integrated appliances include a gas hob with extractor hood above and an oven and grill. There is space for a fridge freezer and plumbing for a washing machine.



### FIRST FLOOR LANDING

Loft access, central heating radiator. Doors leading to three bedrooms and bathroom.

### BEDROOM ONE

12'11" x 11'5" [3.94m x 3.48m]

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



### BEDROOM TWO

11'6" x 7'8" [3.53m x 2.34m]

UPVC double glazed window to the rear, central heating radiator.

### BEDROOM THREE

6'3" x 8'2" [1.93m x 2.51m]

Central heating radiator.

### BATHROOM

8'0" x 4'9" [2.46m x 1.47m]

Fitted with a four piece suite comprising of a low flush W.C., pedestal wash basin, panelled bath, shower compartment with mixer shower, fully tiled walls and a central heating radiator.



### OUTSIDE

To the front of the property there is a flagged garden area whilst to the rear there is an enclosed lawned garden area incorporating a paved patio area, perfect for outdoor dining and entertaining purposes.



### LANDLORDS/INVESTORS PLEASE NOTE

Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.