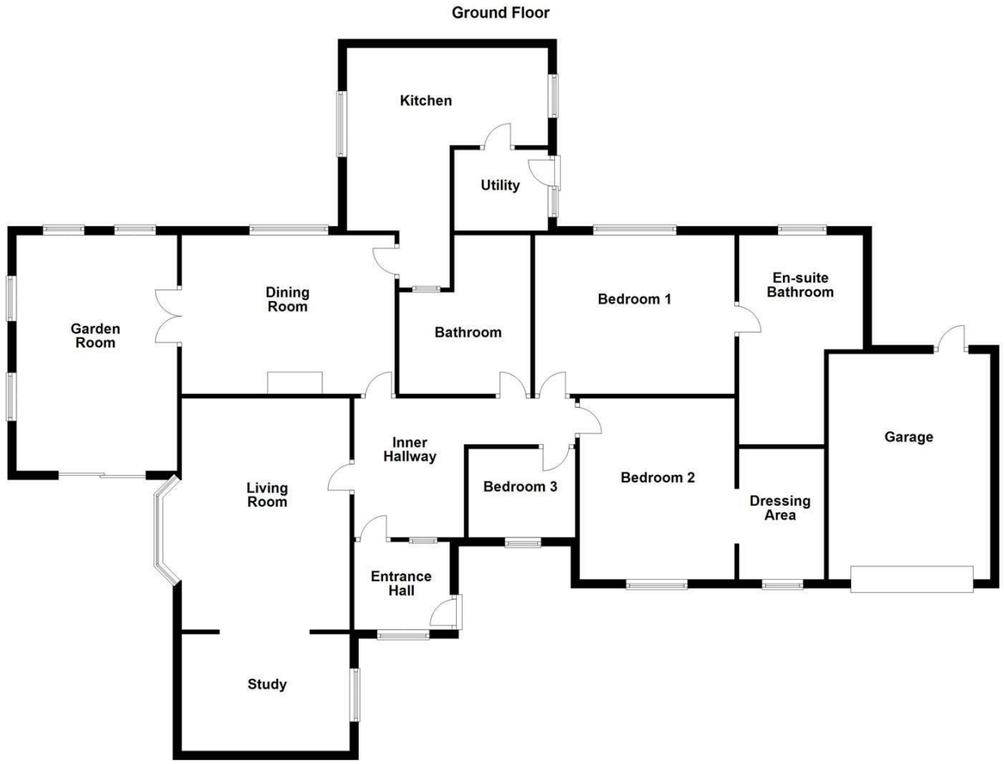
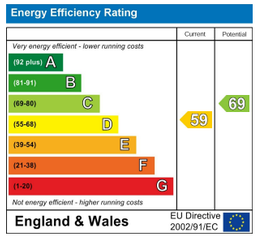


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

139 Sandy Lane, Middlestown, Wakefield, WF4 4PR

For Sale Freehold Offers In Excess Of £345,000

Situated in the sought after area of Middlestown on a generous sized plot is this deceptively spacious three bedroom detached bungalow benefitting from ample reception space, attached single garage and attractive gardens to the side and rear.

The property briefly comprises of the entrance hall leading to the inner hallway providing access to the three bedrooms (with bedroom one boasting en suite bathroom and bedroom two with dressing area), bathroom/w.c., living room, study, dining room, garden room and kitchen with utility room off. Outside to the front there is a block paved driveway providing off road parking for several vehicles and single attached garage. The garden is laid to lawn wrapping around the side of the property with a paved patio area, perfect for outdoor dining and entertaining. To the rear the garden is laid to lawn with a shed, greenhouse and timber gazebo, fully enclosed by timber fencing and hedging with a timber gate accessing the side.

The property is well placed to local amenities including shops and schools, there are local bus routes nearby travelling to and from Wakefield city centre. There is good access to the motorway network.

Offered for sale with no chain vacant possession and potential to develop further subject to consent, this property would make an ideal purchase for a range of buyers and only a full internal inspection will show all that's on offer and an early viewing comes highly advised to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
7'1" x 6'7" (2.18m x 2.01m)
Timber framed entrance door, double glazed frosted window to the front, coving to the ceiling, dado rail and door and timber framed window leading to the inner hallway.

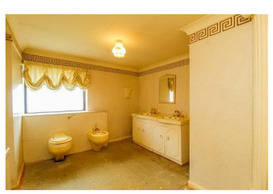
HALLWAY
16'7" x 10'5" (max) x 3'6" (min) (5.06m x 3.18m (max) x 1.08m (min))
Coving to the ceiling, ceiling roses, dado rail, loft access, central heating radiator and timber framed window looking through into the entrance hall. Doors leading to the living room, dining room, three bedrooms and the bathroom.

LIVING ROOM
17'6" x 12'7" (5.34m x 3.86m)
Timber framed double glazed bay window to the side, coving to the ceiling, an opening leading into the study, central heating radiator and gas fireplace with marble hearth, surround and wooden mantle.

STUDY
8'9" x 12'6" (2.68m x 3.83m)
Timber framed double glazed window to the front, central heating radiator and coving to the ceiling.

BEDROOM ONE
11'10" x 14'11" (3.62m x 4.57m)
Central heating radiator, coving to the ceiling, timber framed double glazed window to the rear, ceiling rose and door to en suite bathroom.

EN SUITE BATHROOM/W.C.
6'4" x 15'1" (max) x 7'6" (min) (1.94m x 4.6m (max) x 2.29m (min))
Timber framed double glazed frosted window to the rear, jacuzzi style bath with two seats and jacuzzi style jets, concealed low flush w.c. with bidet beside, his and hers sink unit with mixer taps and storage below.

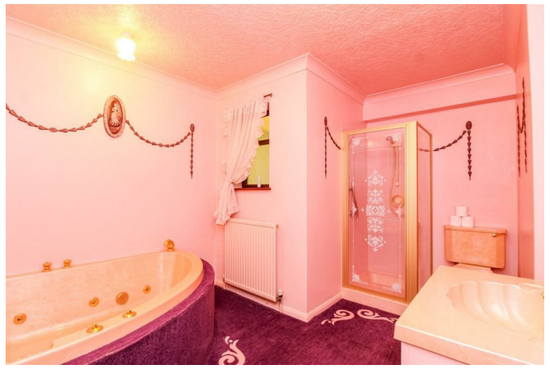


BEDROOM TWO
13'6" x 11'5" (4.14m x 3.49m)
Coving to the ceiling, timber framed double glazed window to the front, central heating radiator, ceiling rose and an opening into the dressing area,

DRESSING AREA
8'5" x 6'3" (2.57m x 1.93m)
Timber framed double glazed window to the front, fitted wardrobes, fitted desk unit with storage and coving to the ceiling.

BEDROOM THREE
12'9" x 7'11" (3.9m x 2.42m)
Timber framed double glazed window to the front, central heating radiator and coving to the ceiling.

BATHROOM/W.C.
9'10" x 12'5" (max) x 7'6" (min) (3.0m x 3.79m (max) x 2.29m (min))
Timber framed double glazed frosted window to the kitchen, coving to the ceiling, central heating radiator, low flush w.c., separate bidet, wash basin built into storage unit with mixer tap and partial tiled splash back. Corner jacuzzi style bath and separate shower cubicle with shower head attachment and glass shower screen.



DINING ROOM
15'11" x 11'10" (4.86m x 3.63m)
Door to the kitchen, coving to the ceiling, timber framed double glazed window to the rear, central heating radiator and double doors to the garden room.

GARDEN ROOM
12'0" x 14'4" (3.67m x 4.37m)
Timber framed double glazed windows to the rear and side, set of sliding timber framed double glazed doors to the front, coving to the ceiling and central heating radiator.

KITCHEN
15'1" x 13'8" (max) x 7'3" (min) (4.62m x 4.18m (max) x 2.23m (min))
Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Four ring electric hob, integrated oven and microwave, integrated under counter fridge and freezer, central heating radiator, door leading to the utility room, two timber framed double glazed windows to the side, dado rail and coving to the ceiling.

UTILITY
6'10" x 5'11" (2.08m x 1.80m)
Timber framed window and door leading to the garden, coving to the ceiling, wall and base units with laminate work surface over, stainless steel sink and drainer with tiled splash back. Space and plumbing for a dishwasher and washing machine. The combi boiler is house in here (fitted in 2022).

GARAGE
17'5" x 11'11" (5.32m x 3.65m)
Single attached garage with manual up and over, power, light and plumbing.

OUTSIDE
To the front of the property there is a block paved driveway providing off road parking for several vehicles leading to the single attached garage with the rest of the front garden mainly laid to lawn with planted bed border wrapping around the side of the property continuing the lawn with paved patio area, perfect for outdoor dining and entertaining purposes with a garden shed and leads round to the rear. The rear garden is laid to lawn with a greenhouse and timber gazebo, fully enclosed by timber fencing and hedging with a timber gate accessing the side.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.