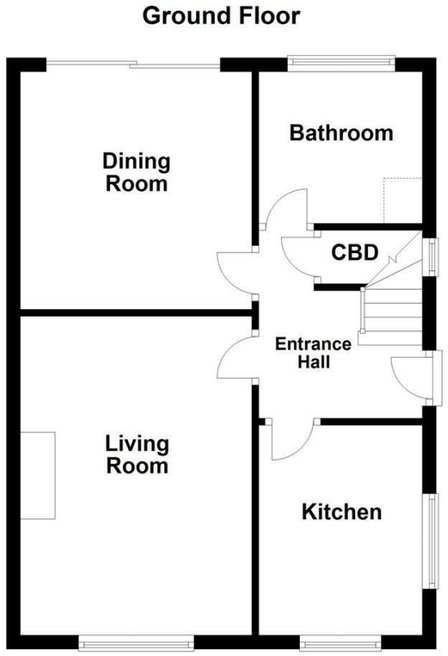
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



80 Water Lane, Middlestown, Wakefield, WF4 4PY

For Sale Freehold £270,000

Nestled in a cul-de-sac location in the sought after village of Middlestown is this three bedroom semi detached dormer bungalow benefitting from well proportioned rooms ample off road parking and attractive gardens.

The property briefly comprises of entrance hall, kitchen, living room, dining room and downstairs bathroom. The first floor leads to three bedrooms and the house shower room/w.c. Outside to the front of the property, the garden is mainly laid to lawn with planted borders, timber fencing to either side and tarmacadam driveway providing off road parking for several vehicles, wrapping around the property and leads to the single detached garage. The rear garden is mainly laid to lawn with paved patio area and enclosed by timber fencing.

Enjoying a semi rural location with fantastic views of the surround countryside, this property is also within easy reach of location amenities including local shops, schools and bus routes. As well as being a short drive away from the motorway network for those looking to commute further afield.

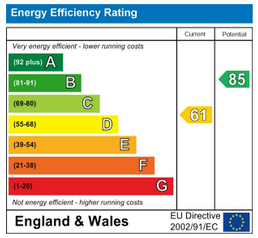
This well presented home would make an ideal purchase for a range of buyers and only a full internal inspection will reveal all that's on offer at this home and an early viewing is highly advised.

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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
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.

ACCOMMODATION

ENTRANCE HALL
Central heating radiator, stairs to the first floor landing and doors leading to the kitchen, living room, downstairs bathroom and storage cupboard.

KITCHEN
7'8" x 9'10" (2.35m x 3.02m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for an under counter washing machine, integrated oven and four ring gas hob, stainless steel extractor hood, tiled splash back and integrated fridge/freezer. UVPC double glazed windows to the front and side and central heating radiator.

LIVING ROOM
15'4" x 10'10" (4.69m x 3.32m)
UVPC double glazed window to the front, central heating radiator, coving to the ceiling and gas fire with Portuguese stone heath, surround and mantle.

DINING ROOM
10'10" x 11'3" (3.32m x 3.43m)
Coving to the ceiling, central heating radiator and set of UVPC double glazed sliding doors leading to the rear garden.

BATHROOM/W.C.
7'8" x 7'3" (2.34m x 2.21m)
UPVC double glazed frosted window to the rear, chrome ladder style radiator, fully tiled, LED ceiling spotlights, concealed low flush w.c., ceramic wash basin built into work surface with mixer tap, bath with glass shower screen, mixer tap and overhead shower. Vaillant combi boiler is housed within the bathroom.

FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access and doors leading to three bedrooms and the house shower room.

BEDROOM ONE
13'0" x 9'5" (3.97m x 2.88m)
Central heating radiator, UPVC double glazed window to the front and set of fitted wardrobes and storage units.

BEDROOM TWO
11'3" x 9'4" (3.44m x 2.85m)
Central heating radiator, UPVC double glazed window to the side and access to eaves storage.

BEDROOM THREE
7'0" x 9'5" (2.14m x 2.89m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and fitted wardrobes and units. Access to eaves.

SHOWER ROOM/W.C.
3'10" x 9'0" (1.19m x 2.76m)
UPVC double glazed frosted window to the rear, chrome ladder style radiator, concealed low flush w.c., fully tiled, ceramic wash basin built into storage unit with mixer tap, overhead shower with further shower attachment, glass shower screen and LED ceiling spotlights.

OUTSIDE
To the front of the property, there garden is mainly laid to lawn with planted borders and timber fencing to either side. Tarmacadam driveway provides off road parking for several vehicles wrapping around the side of the property and leading to the single detached garage. Whilst to the rear, the garden is predominantly lawned with planted borders, enclosed by timber fencing and paved patio area, perfect for outdoor dining and entertaining.

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.

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.