

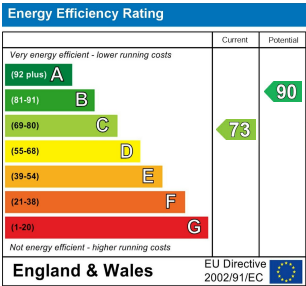


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**

NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



119 New Road, Middlestown, WF4 4PA

For Sale Freehold £199,995

Introducing to the market is this well presented and modern two bedroom terrace property located in the semi rural location of Middlestown and benefitting from detached garage converted to office and outdoor store and a spacious south facing rear garden.

The property briefly comprises of the living room and kitchen/diner with access down to the cellar. The first floor landing leads two double bedrooms, both with en suite facilities. Outside to the front is a small buffer garden. Whilst to the rear is a detached garage with office, outdoor store and a large south facing lawned garden with decked patio area.

The centre of Middlestown offers a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is also readily accessible.

Perfect for the first time buyer or small family and a viewing comes highly recommended to appreciate the accommodation on offer.



ACCOMMODATION

LIVING ROOM

14'9" x 13'2" [4.5m x 4.02m]

UPVC front entrance door, central heating radiator, UPVC double glazed window to the front elevation, stairs to the first floor landing and door to the kitchen/diner.



KITCHEN/DINER

9'1" x 13'2" [2.78m x 4.02m]

Range of wall and base units with laminate work surface, composite sink and drainer with mixer tap, space and plumbing for a washing machine, space

for a fridge/freezer, integrated cooker with four ring gas hob and cooker hood. Click fitting laminate flooring, radiator, UPVC double glazed windows to the rear elevation, door to the rear and door down to the cellar.

FIRST FLOOR LANDING

Doors to two bedrooms and w.c.

BEDROOM ONE

11'5" x 13'2" [3.5m x 4.02m]

UPVC double glazed window to the front elevation, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

13'9" x 2'9" [4.2m x 0.85m]

Wash hand basin with mixer tap, built in shower unit with shower head attachment, laminate flooring, chrome ladder style radiator and extractor fan.



BEDROOM TWO

8'10" x 8'2" [2.7m x 2.5m]

Central heating radiator, UPVC double glazed window to the rear elevation and door to the bathroom.



EN SUITE BATHROOM/W.C.

4'5" x 8'10" [1.37m x 2.7m]

Wash hand basin with mixer tap, panelled bath with shower head attachment, low flush w.c., chrome ladder style radiator, UPVC double glazed frosted window to the rear, fully tiled walls and floor.



OUTSIDE

There is on street parking to the front and a small buffer garden. To the rear is a shared access leading to the detached garage converted to office and outdoor store. There is a large south facing lawned rear garden with decked patio area, perfect for outdoor dining and entertaining.



COUNCIL TAX BAND

The council tax band for this property is B.

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.