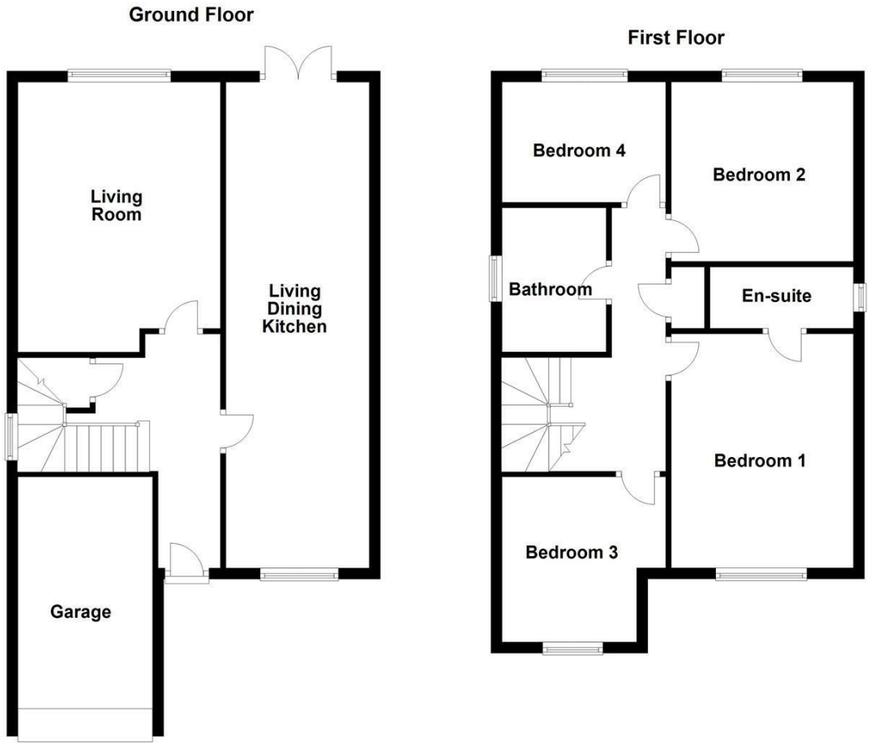
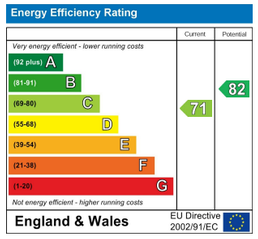


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

3 Parkside, Middlestown, Wakefield, WF4 4UA

For Sale Freehold Guide Price £385,000

GUIDE PRICE £385,000 TO £395,000 A deceptively spacious four bedroomed detached family home with en suite to the main bedroom, all finished to a lovely standard throughout and situated in this highly sought after location backing onto the school playing fields.

With a gas fired central heating system and sealed unit double glazed windows, this attractive detached family home is approached via a welcoming entrance hallway that leads through into a good sized living room that overlooks the back garden and has a feature fireplace. Alongside there is a large living dining kitchen, finished in a lovely striking style with modern fitted units, complemented by integrated appliances and to the dining area, french doors out to the back garden. To the first floor the principal bedroom has an en suite shower room, with the three further well proportioned bedrooms being served by a bathroom that has been re-fitted to a fantastic standard with a four piece suite. Outside, the property has driveway parking spaces leading up to an integral garage. To the rear of the house there is a lovely enclosed garden, laid mainly to lawn with a pathway leading up to a detached studio summerhouse, ideal for those who are looking to work from home.

Middlestown is a pretty village with a lovely rural feel set on the south-western fringes of Wakefield with 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 readily accessible.

ACCOMMODATION

RECEPTION HALL
UPVC front entrance door, ceramic tiled floor, stairs to the first floor and useful understairs cupboard.

LIVING ROOM
16'0" x 12'1" (4.9m x 3.7m)
Window overlooking the back garden, central heating radiator and feature fireplace with an ornate surround with marbled insert and hearth housing a pebble effect living flame gas fire. Provision for a wall mounted television.

LIVING DINING KITCHEN
28'10" x 8'6" (8.8m x 2.6m)
A striking range of contemporary style wall and base units with wood effect laminate work tops and brick set tiled splash backs. Inset ceramic belfast sink, four ring stainless steel gas hob with glazed splash back and filter hood over. Built in double oven, integrated dishwasher, integrated washing machine and integrated fridge/freezer. Matching breakfast bar with provision for a wall mounted television and window to the front. Leading through to the adjoining dining area with continuation of the ceramic tiled floor, old school style central heating radiator and double french doors leading out to the back garden.

FIRST FLOOR LANDING
Central heating radiator and built in linen cupboard.

BEDROOM ONE
13'5" x 11'1" (4.1m x 3.4m)
Window to the front, central heating radiator and fold down access to the loft space.

EN SUITE/W.C.
9'2" x 3'11" (2.8m x 1.2m)
Fitted with a good standard three piece white and chrome suite comprising wide shower cubicle with glazed screen, vanity wash basin with cupboards under and concealed cistern low flush w.c. Frosted window to the side, chrome ladder style heated towel rail, extractor fan, tiled walls and floor.

BEDROOM TWO
11'1" x 10'9" (3.4m x 3.3m)
Window to the rear overlooking the back garden and playing fields beyond, central heating radiator and two double fronted wardrobes.

BEDROOM THREE
9'10" x 7'2" (3.0m x 2.2m)
Window overlooking the back garden, central heating radiator and laminate flooring.

BEDROOM FOUR
9'10" x 9'10" (3.0m x 3.0m)
Window to the front and central heating radiator.

BATHROOM/W.C.
8'6" x 6'2" (2.6m x 1.9m)
Re-fitted to a fantastic standard with a striking four piece black and white suite comprising freestanding bath with shower attachment, separate shower cubicle with twin head shower and glazed screens, vanity wash basin with drawers under and low suite w.c. Frosted window to the side, ladder style heated towel rail, extractor fan, tiled walls and floor

OUTSIDE
To the front the property has a block paved driveway providing off street parking spaces and leading up to the integral garage. To the rear of the house there is a lovely enclosed garden, laid mainly to lawn with a pathway leading up to a substantial studio summerhouse, currently used as a home office.

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

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.