



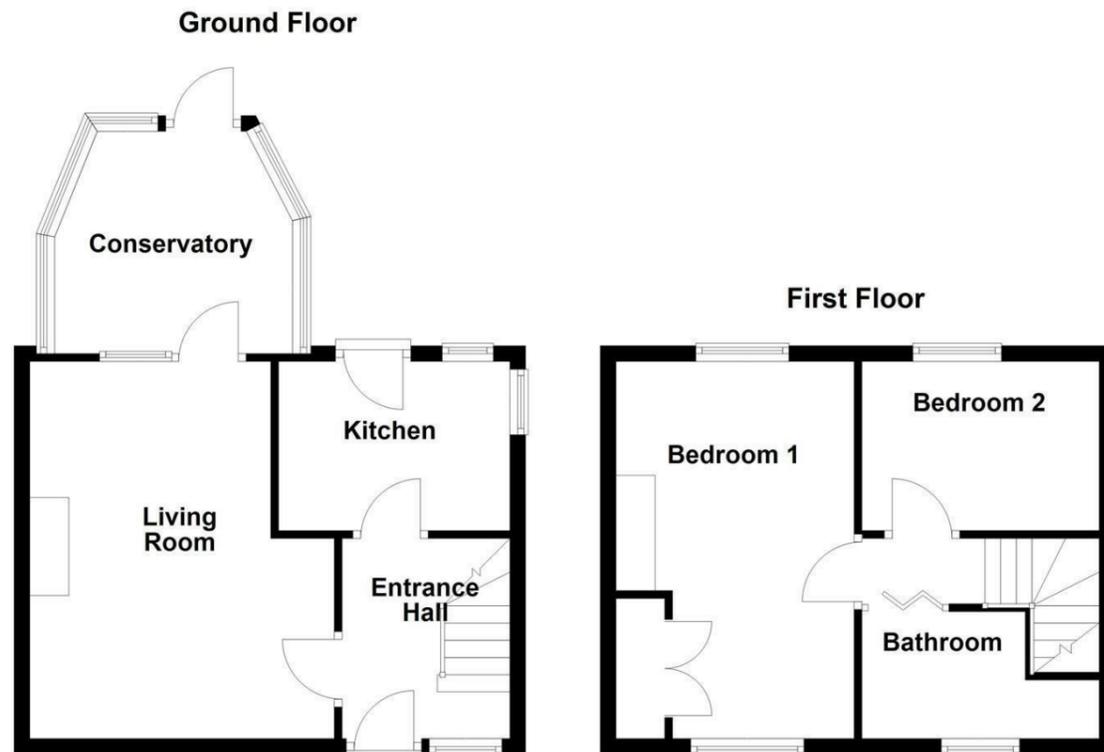
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



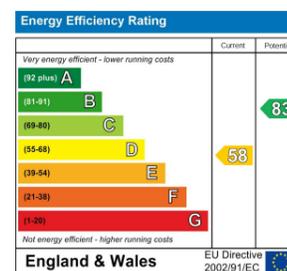
3 Ridge Crescent, Middlestown, Wakefield, WF4 4QS

For Sale Freehold Offers Over £170,000

This well proportioned two double bedroom semi detached home is situated in the sought after area of Middlestown, offering well presented accommodation arranged over two floors.

The accommodation briefly comprises an entrance hall, spacious living room, conservatory and fitted kitchen to the ground floor. To the first floor, there are two double bedrooms and a house bathroom. The property occupies a generous plot with attractive gardens to both the front and rear, with the rear garden being a particular feature.

Middlestown offers a range of local village amenities, and the property is conveniently located within easy reach of Wakefield city centre and the M1 motorway network, making it ideal for commuters.



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.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door leads into the entrance hallway, with stairs to the first floor, UPVC double glazed windows to the front and side, double central heating radiator, useful under stairs storage cupboard and doors through to the lounge and kitchen.

LOUNGE

12'5" max x 16'2" [3.81m max x 4.93m]

Front facing UPVC double glazed bow window with shutters, double central heating radiator, coving to the ceiling and television point. UPVC double glazed doors lead through to the conservatory.



CONSERVATORY

8'0" x 10'6" [2.45m x 3.21m]

UPVC double glazed windows to the sides and rear, with French doors leading out onto the rear garden. Double central heating radiator and flooring throughout.

KITCHEN

9'6" x 7'10" [2.90m x 2.41m]

Fitted with a range of wall and base units with worktops over incorporating a composite sink and drainer. Integrated oven, space for a larder style fridge freezer and plumbing for an under counter washing machine. Tiled splashbacks, wood effect flooring, UPVC double glazed windows to the side and rear and a UPVC door leading out to the rear garden.

FIRST FLOOR LANDING

Provides access to two bedrooms and the house bathroom, along with loft access.

BEDROOM ONE

16'2" x 9'8" [max] [4.93m x 2.96m [max]]

Dual aspect with UPVC double glazed windows to the front and side, fitted wardrobes and double central heating radiator.



BEDROOM TWO

9'10" x 7'11" [3.02m x 2.42m]

Rear facing UPVC double glazed window, double central heating radiator and carpeted flooring.



HOUSE BATHROOM/W.C.

4'8" x 9'10" [max] [1.44m x 3.02m [max]]

Fitted with a panelled bath with electric shower over, pedestal wash basin and low flush WC. Fully tiled walls, extractor fan, double central heating radiator and frosted UPVC double glazed window to the front with shutters.



OUTSIDE

Externally, the front of the property offers a good sized

lawned garden with planted borders and a paved, gated driveway. To the rear is a well maintained garden with paved patio seating areas, lawn, planted borders and a range of mature shrubs. There is also a single detached garage with up and over door and a useful storage shed, with the garden enclosed by fencing and hedging.



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.

VIEWINGS

To view please contact our Wakefield 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.