



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



18 Water Lane, Middlestown, Wakefield, WF4 4PX

For Sale Freehold £350,000

An absolutely fantastic and rare opportunity to purchase this chain free, stunning and ready to move into, extended three bedroom semi detached property situated in the heart of the well sought after town of Horbury.

Having recently been renovated to an extremely high standard, the property is modern whilst keeping the character and some original features. The property fully comprises: Porch with entrance hall, lounge with bay window, downstairs WC, extended brand new kitchen with built in appliances, skylights to the ceiling and a separate utility room.

Upstairs, there is loft access to the boarded loft, three generous bedrooms all skillfully renovated and decorated, a master inclusive of built in sharps wardrobes and a larger than average bathroom inclusive of freestanding bath and shower enclosure.

Externally the property benefits from a shared sizable driveway inclusive of an EV charging point, leading up to a separate detached garage currently used as a home gym and benefits from lighting, electric and a separate phone line. A generous sized garden with a summer house located at the back, sizing 4 x 3 meters.

Early viewing is essential as this property is highly unlikely to stick around.



ACCOMMODATION

PORCH

5'10" x 4'11" [1.78m x 1.51m]
UPVC composite door, UPVC double glazed window to the side aspect, door leading through to entrance hallway.

ENTRANCE HALL

6'9" x 14'7" [2.07m x 4.46m]
Bright and inviting, four doors, one to an understairs storage cupboard, one to a downstairs WC, one to the living room and one through to the kitchen diner.

W.C.

2'6" x 4'11" [0.78m x 1.51m]
Low flush WC pedestal sink basin, UPVC double glazed frosted window to the side aspect.

LIVING ROOM

14'7" x 11'6" [4.46m x 3.51m]
UPVC double glazed bay window to the front aspect, inclusive of window seat, electric feature fireplace, gas central heating radiator.



KITCHEN

18'7" x 22'4" [5.68m x 6.81m]
New modern kitchen inclusive of shaker wall and base units, granite work surface over, inset pot sink with brass mixer tap, four ring induction hob with hood over, inbuilt double oven. UPVC double glazed window to the rear aspect. UPVC double glazed skylight windows. UPVC and double glazed french doors to the rear. Gas central heating radiator.



UTILITY

5'6" x 5'5" [1.69m x 1.67m]
UPVC double glazed window to the side aspect, space and plumbing for freestanding washing machine and dryer.

BATHROOM/W.C.
7'11" x 12'1" [2.43m x 3.70m]

Generous and modern is this spacious and light bathroom offering four piece suite including corner shower and freestanding bath under a velux skylight. UPVC double glazed frosted window to the side aspect.



BEDROOM ONE

10'7" x 15'11" [3.24m x 4.86m]
Larger than average and boasting newly fitted bespoke Sharps wardrobes, UPVC double glazed window to the rear aspect. Gas central heating radiator.



BEDROOM TWO

10'7" x 11'0" [3.23m x 3.36m]
UPVC double glazed window to the front aspect. Gas central heating radiator.



BEDROOM THREE

8'3" x 7'3" [2.52m x 2.23m]
Currently used as an office space but a very spacious third bedroom, UPVC double glazed window to the front aspect. Gas central heating radiator.

OUTSIDE

To the front the property has a shared sizable driveway with an EV charging point, leading up to a separate detached garage currently used as a home gym and benefits from lighting, electric and a separate phone line. To the rear is a good sized garden with a summer house located at the back (4m x 3m).



COUNCIL TAX BAND

The council tax band for this property is D.

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.