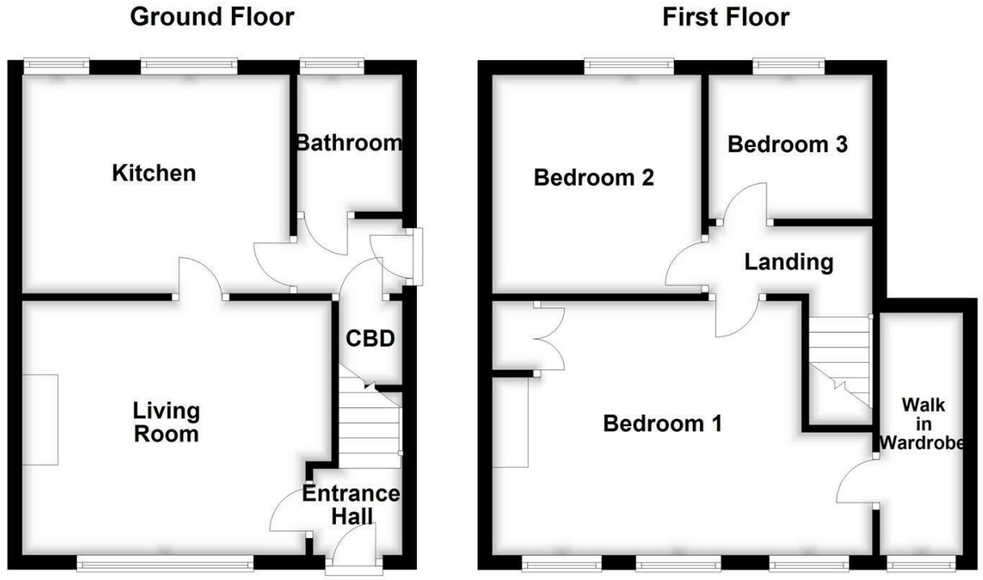
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



26 Ridge Road, Middlestown, Wakefield, WF44QW

For Sale Freehold £159,950

A fantastic opportunity to purchase this three bedroom mid terrace house benefitting from three double bedrooms, enclosed lawned front and rear gardens and newly installed Glow-worm gas boiler in February 2023.

The property fully comprises of entrance hall, spacious living room with feature fireplace, kitchen with integrated appliances, hallway leading to three piece suite downstairs bathroom/w.c. The first floor landing leads to three double bedrooms. Outside to the front there is an attractive lawned garden with timber panelled surround fences. There's a timber gate accessing the enclosed rear garden with paved patio area, attractive lawned garden and timber shed. The garden enjoys panoramic views of Wakefield to the rear.

The property is located within the sought after village of Middlestown within close proximity to the local amenities and schools located nearby with great access to the M1 motorway, perfect for the commuter looking to travel further afield.

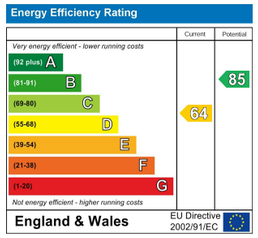
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommened.

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 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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, staircase leading to the first floor landing and door leading into the living room.

LIVING ROOM
12'11" (min) x 14'1" (max) x 11'6" (3.95m (min) x 4.30m (max) x 3.53m)
UPVC double glazed window overlooking the front garden, central heating radiator, coving to the ceiling and living flame effect gas fire on a marble hearth with marble matching interior and wooden decorative surround. Fixed shelving and door leading through to the kitchen.

KITCHEN
9'11" x 12'2" (3.04m x 3.71m)
Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with chrome mixer tap and swan neck, plumbing and drainage for a washing machine with space under the counter, integrated oven and grill with four ring gas hob and cooker hood above. Space for a large fridge/freezer freestanding, central heating radiator, two UPVC double glazed windows overlooking the rear garden and wall mounted combi boiler. Door providing access into the side hallway.

HALLWAY
Timber doors leading to the bathroom/w.c. and under stairs storage cupboard. UPVC double glazed door leading out to the side of the property.

BATHROOM/W.C.
6'2" x 5'0" (1.90m x 1.53m)
Three piece suite comprising panelled bath with full tiled surround, mixer tap, separate mixer shower over and bi-folding glass shower screen. Fully tiled walls and floor, low flush w.c., ceramic wash basin with chrome mixer tap built into high gloss vanity cupboards with chrome handles below. UPVC cladding with chrome strips and inset spotlights to the ceiling. UPVC single glazed frosted window overlooking the rear aspect and wall mounted extractor fan.

FIRST FLOOR LANDING
Loft access and three doors to the house bedrooms.

BEDROOM ONE
11'6" x 12'0" (min) x 17'5" (max) (3.52m x 3.66m (min) x 5.31m (max))
Three UPVC double glazed windows overlooking the front elevation, central heating radiator, dado rail, built in double doored storage cupboard and door providing access into the walk in wardrobe.

WALK IN WARDROBE
3'9" x 11'1" (1.15m x 3.40m)
UPVC double glazed frosted window overlooking the front elevation.

BEDROOM TWO
9'5" x 10'0" (2.89m x 3.05m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE
6'7" x 7'9" (2.03m x 2.38m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

OUTSIDE
To the front of the property there is an attractive lawned front garden with wood chip borders and timber panelled surround fences on all three sides. There is on street parking available. Down the side of the property via a concrete pathway with timber gate accessing the rear garden which enjoys panoramic views of Wakefield. There is a paved patio area overlooking an attractive lawned garden with large timber shed and timber panelled surround fences on all threes making it completely enclosed.

PLEASE NOTE
This property has a flying freehold. Flying freehold refers to an instance when a freehold property is built over land which does not form part of the property, one of which overhangs or projects out from underneath the other property.

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 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.