Richard Kendall Estate Agent

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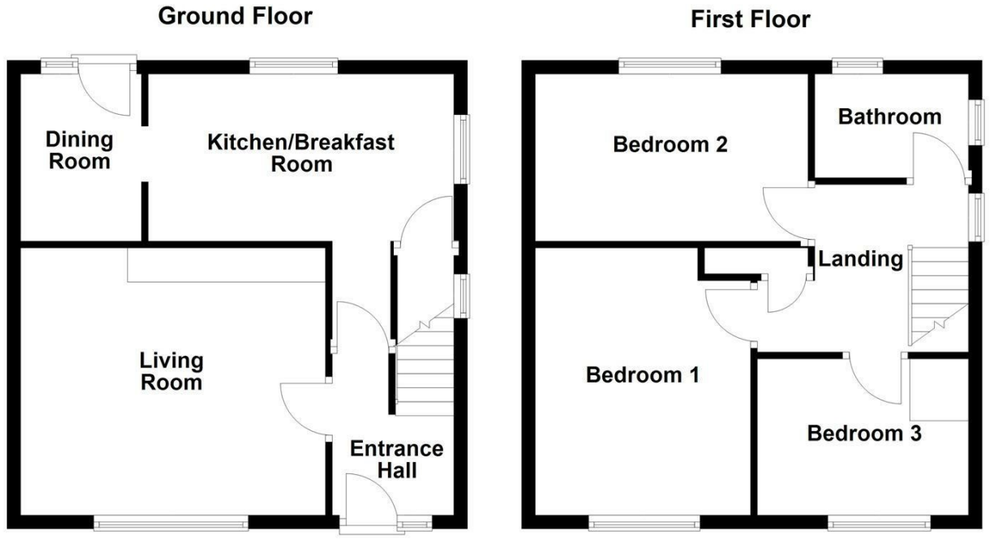
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



8 Butts Lane, Middlestown, Wakefield, WF4 4PL

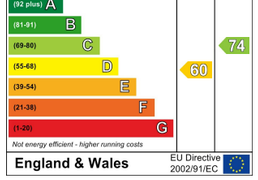
For Sale Freehold £210,000

Deceptively spacious from the front is this three bedroom semi detached property situated in the sought after village of Middlestown benefitting from spacious reception space and an expansive rear garden.

The property briefly comprises of the entrance hall, kitchen/breakfast room, dining room and living room. The first floor landing leads to three bedrooms and bathroom. Outside to the front is a lawned garden with planted borders and driveway providing off road parking for one vehicle. There is a decked and pebbled garden to the side. To the rear is a good sized enclosed lawned garden incorporating raised decked patio area and paved patio with timber canopy.

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.

This property deserves a full internal inspection to reveal all that's on offer at this family home and a viewing comes highly recommended.



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.

ACCOMMODATION

ENTRANCE HALL
Double glazed front entrance door, central heating radiator, fitted storage cupboard, stairs to the first floor landing and doors to the living room and kitchen/breakfast room.

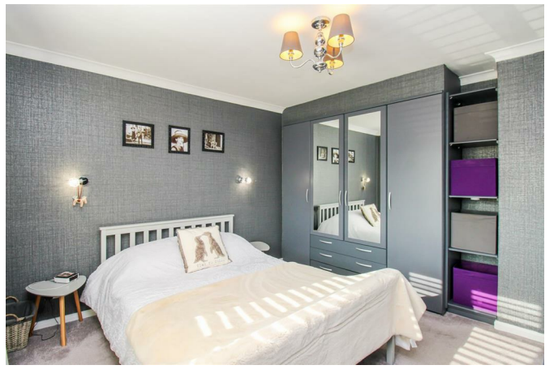
KITCHEN/BREAKFAST ROOM
14'9" x 12'9" (max) x 7'6" (min) (4.51m x 3.91m (max) x 2.31m (min))
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Integrated double oven with four ring gas hob and extractor hood. Space and plumbing for a washing machine, space for a fridge/freezer, UPVC double glazed windows to the side and rear, central heating radiator, an opening through to the dining room, spotlights and an understairs storage cupboard with UPVC double glazed frosted window to the side.

DINING ROOM
8'2" x 5'8" (2.51m x 1.73m)
UPVC rear door, coving to the ceiling, central heating radiator and UPVC double glazed frosted window to the rear.

LIVING ROOM
14'7" x 12'5" (max) x 10'11" (min) (4.45m x 3.8m (max) x 3.33m (min))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and decorative fireplace with wooden mantle.

FIRST FLOOR LANDING
Loft access to large loft space with light, storage cupboard, UPVC double glazed window to the side and doors to three bedrooms and the house bathroom.

BEDROOM ONE
10'4" x 12'5" (max) x 10'10" (min) (3.17m x 3.81m (max) x 3.31m (min))
Fitted wardrobes, central heating radiator, UPVC double glazed window to the rear and coving to the ceiling.



BEDROOM TWO
8'3" x 13'1" (2.52m x 4.0m)
Coving to the ceiling, UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE
7'7" x 10'4" (max) x 7'0" (min) (2.33m x 3.17m (max) x 2.14m (min))
UPVC double glazed window to the front, central heating radiator and fitted storage cupboard.

BATHROOM/W.C.
5'4" x 7'6" (1.65m x 2.31m)
Three piece suite comprising low flush w.c., wash basin with mixer tap and P-shaped bath with mixer tap and overhead shower. UPVC double glazed frosted windows to the side and rear, extractor fan, ladder style radiator and spotlights.

OUTSIDE
To the front of the property is a lawned garden, paved pathway to the front door and driveway providing off road parking for one vehicle. The property is decked and pebbled to the side leading to the rear garden. To the rear is a larger than average garden, mainly laid to lawn with planted border, raised decked patio area, perfect for outdoor dining and entertaining and paved patio with timber canopy and timber shed (with power supply), fully enclosed by timber fencing.

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.