



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 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



61 Nell Gap Lane, Middlestown, Wakefield, WF4 4PG

For Sale Freehold Offers In The Region Of £152,000

Situated in the sought after location of Middlestown is this two bedroom mid terrace property benefitting from off road parking and an enclosed rear garden.

The property briefly comprises of kitchen with dining area, living room and hallway providing access to the cellar. To the first floor landing there are two bedrooms and the house bathroom. Outside to the front of the property there is a low maintenance concrete courtyard with access to the front door. There is a pebbled area immediately adjacent providing private off street parking. Whilst to the rear, the garden is mainly laid to lawn with planted and pebbled features with raised decking patio area and enclosed by timber fencing.

The property is well placed to local amenities including shops and schools, there are local bus routes nearby travelling to and from Wakefield city centre. There is good access to the motorway network.

This property would make an ideal purchase for a range of buyers and only a full internal inspection will show all that's on offer and an early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

KITCHEN

6'0" x 8'10" [1.83m x 2.7m]
Range of wall and base units with wooden work surface over, stainless steel sink and drainer with partial tiled splash back, cooker with stainless steel extractor hood, space and plumbing for an under counter washing machine. Central heating radiator, double glazed wooden window to the front courtyard, opening into the dining area, LED ceiling spotlights.

DINING AREA

5'9" x 12'4" [1.76m x 3.78m]
Wall and base units with wooden work surface over and space and plumbing for a fridge freezer. Partial LED ceiling spotlights, coving to the ceiling, double glazed wooden window looking to the front courtyard, central heating radiator and door through to the living room.



LIVING ROOM

15'1" x 13'6" [max] x 11'10" [4.61m x 4.14m [max] x 3.63m]
Double glazed wooden window to the rear, central heating radiator, coving to the ceiling and space for an electric fire with wooden hearth and mantle. Doors leading through to hallway and down to the cellar.



HALLWAY

Side door leading to the rear garden, central heating radiator and stairs to the first floor landing

FIRST FLOOR LANDING

Double glazed wooden window to the front and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE

15'1" x 10'4" [max] x 8'2" [min] [4.6m x 3.17m [max] x 2.5m [min]]
Double glazed wooden window to the rear and central heating radiator.



BEDROOM TWO

11'9" x 6'10" [max] x 3'8" [min] [3.59m x 2.09m [max] x 1.13m [min]]
Loft access, central heating radiator and double glazed wooden window to the rear.



BATHROOM/W.C.

6'0" x 7'8" [1.83m x 2.34m]
Airing cupboard, central heating radiator, frosted double glazed wooden window to the rear, dado rail with half tiling, low flush w.c., pedestal wash basin, bath with mixer tap, shower head attachment and glass shower screen.



OUTSIDE

To the front of the property there is a concrete courtyard, perfect for outdoor dining and entertaining and access to the front door. The pebbled area immediately adjacent belongs entirely to the property providing private off street parking. To the rear, the garden is mainly laid to lawn with planted features and a raised decked patio area, enclosed by timber fencing.



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.