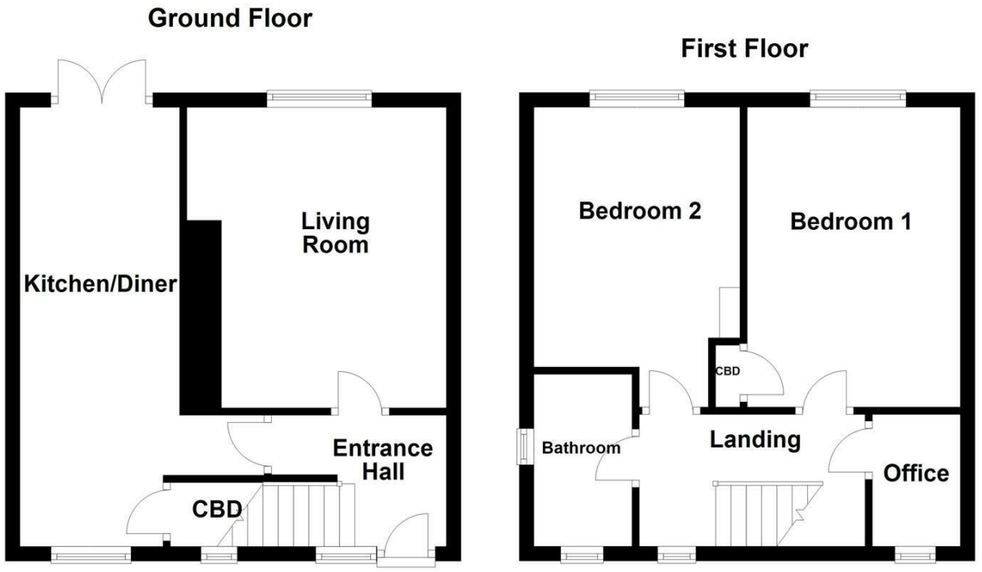

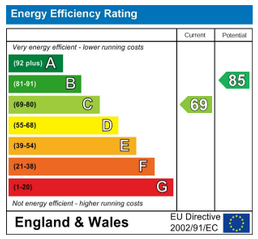

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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
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.

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

211 New Road, Middlestown, Wakefield, WF4 4NY

For Sale Freehold Guide Price £140,000 - £145,000

Situated in the sought after area of Middlestown is this two bedroom semi detached property benefitting from well proportioned rooms and larger than average rear garden.

The property briefly comprises of entrance hall, living room, kitchen/diner and storage cupboard. To the first floor landing there is access to two bedrooms, office and the house bathroom/w.c. Outside to the front of the property, the garden is mainly laid to lawn with paved pathway leading to the front door and walls to the front and side. To the rear, the garden is laid to lawn with paved patio area, perfect for outdoor dining and entertaining and incorporates several sheds and summerhouses.

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.

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

ACCOMMOATION

ENTRANCE HALL
UPVC double glazed frosted window to the front, central heating radiator, stairs to the first floor landing and doors to the living room and kitchen/diner.

LIVING ROOM
13'6" x 11'8" (max) x 10'1" (min) (4.13m x 3.56m (max) x 3.09m (min))
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

KITCHEN/DINER
19'10" x 11'5" (max) x 7'1" (min) (6.05m x 3.5m (max) x 2.17m (min))
Range of wall and base units with laminate work surface over and tiled splash back, stainless steel double sink and drainer with mixer tap, space and plumbing for a washing machine, space and plumbing for a cooker and partial LED ceiling spotlights. Access to understairs storage cupboard, central heating radiator, UPVC double glazed windows to the front and side and UPVC double glazed French doors to the rear.

STORAGE
4'4" x 2'9" (1.34m x 0.85m)
UPVC double glazed frosted window to the front.

FIRST FLOOR LANDING
UPVC double glazed window to the front, loft access and doors leading to two bedrooms, office and the house bathroom.

BATHROOM/W.C.
4'6" x 7'7" (1.39m x 2.33m)
UPVC double glazed frosted window to the front, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap, shower head attachment and glass shower screen.

BEDROOM ONE
10'1" x 13'6" (3.09m x 4.13m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and access to storage cupboard.

BEDROOM TWO
9'3" x 13'8" (max) x 8'2" (min) (2.83m x 4.19m (max) x 2.5m (min))
UPVC double glazed window to the rear and central heating radiator.

OFFICE
3'11" x 5'10" (1.2m x 1.79m)
UPVC double glazed window to the front.

OUTSIDE
The front garden is laid to lawn with planted features and borders with a paved pathway leading to the front door, with walls to the front and side. To the rear, the sloped garden is predominantly laid to lawn with planted features, incorporating two sheds, two summerhouses, planted borders and paved patio area, perfect for outdoor dining and entertaining, with hedge and timber fencing bordering.

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.