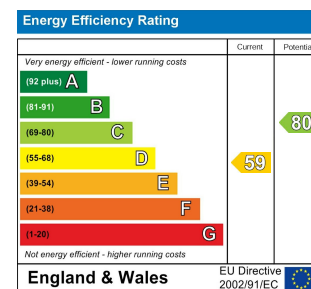




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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## 7 Water Lane, Middlestown, Wakefield, WF4 4QA

**For Sale Freehold Offers Over £290,000**

A modern and deceptively spacious three bedroom semi detached bungalow situated in a well sought after area in Middlestown. Offered for sale with vacant possession, has a modern fitted kitchen and bathroom, as well as three double bedrooms and a larger than average garden.

The accommodation fully comprises kitchen dining room, hallway, living room, two bedrooms and bathroom. To the first floor there is the main bedroom.

The property is within walking distance of local amenities and shops, as well as good transport links for the commuter. This home would suit a wide range of people giving the deceptively size of the bungalow, it would also suit a family as well as someone looking to possibly downsize in the area.

### 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.



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#### ACCOMMODATION

##### KITCHEN DINING ROOM

18'9" x 8'3" [5.73m x 2.53m]

UPVC composite door with window to the side, UPVC double glazed window to the front, a range of modern fitted gloss wall and base units with laminate work surface over, chrome inset sink with mixer tap, built in appliances including fridge freezer, dishwasher and washing machine. Gas central heating radiator. Door leading into the hallway.



##### HALLWAY

Doors leading to the kitchen dining room, bedrooms, living room and the bathroom/w.c. Understairs storage cupboard.

##### LIVING ROOM

11'10" x 19'2" [3.62m x 5.86m]

Gas central heating radiator, UPVC double glazed window to the front.



##### BEDROOM TWO

10'2" x 13'5" [3.11m x 4.11m]

Gas central heating radiator and UPVC double glazed window to the rear.



##### BEDROOM THREE

9'3" x 10'5" [2.83m x 3.2m]

Gas central heating radiator, UPVC double glazed window to the rear, built in wardrobes.



##### BATHROOM/W.C.

11'0" x 5'10" [3.37m x 1.8m]

Modern fitted four piece suite including freestanding bath and walk in shower unit, fully tiled walls, low flush w.c., sink basin with vanity unit and cupboard space. UPVC double glazed frosted window to the rear aspect, gas central heating ladder style towel radiator.



##### FIRST FLOOR BEDROOM ONE

12'5" x 16'9" [3.8m x 5.11m]

Two UPVC double glazed Velux windows, eaves storage, gas central heating radiator.

##### OUTSIDE

Externally to the front of the property there is a maintained

front garden inclusive of a driveway with parking of up to three cars and leading to a single detached garage. To the rear there is a larger than average levelled garden providing a laid to lawn area and a upper raised area perfect for outdoor seating and entertaining. There is a useful garden room, which could be used for a variety of purposes i.e home office or shed.



##### COUNCIL TAX BAND

The council tax band for this property is C

##### 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.

##### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

##### VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.