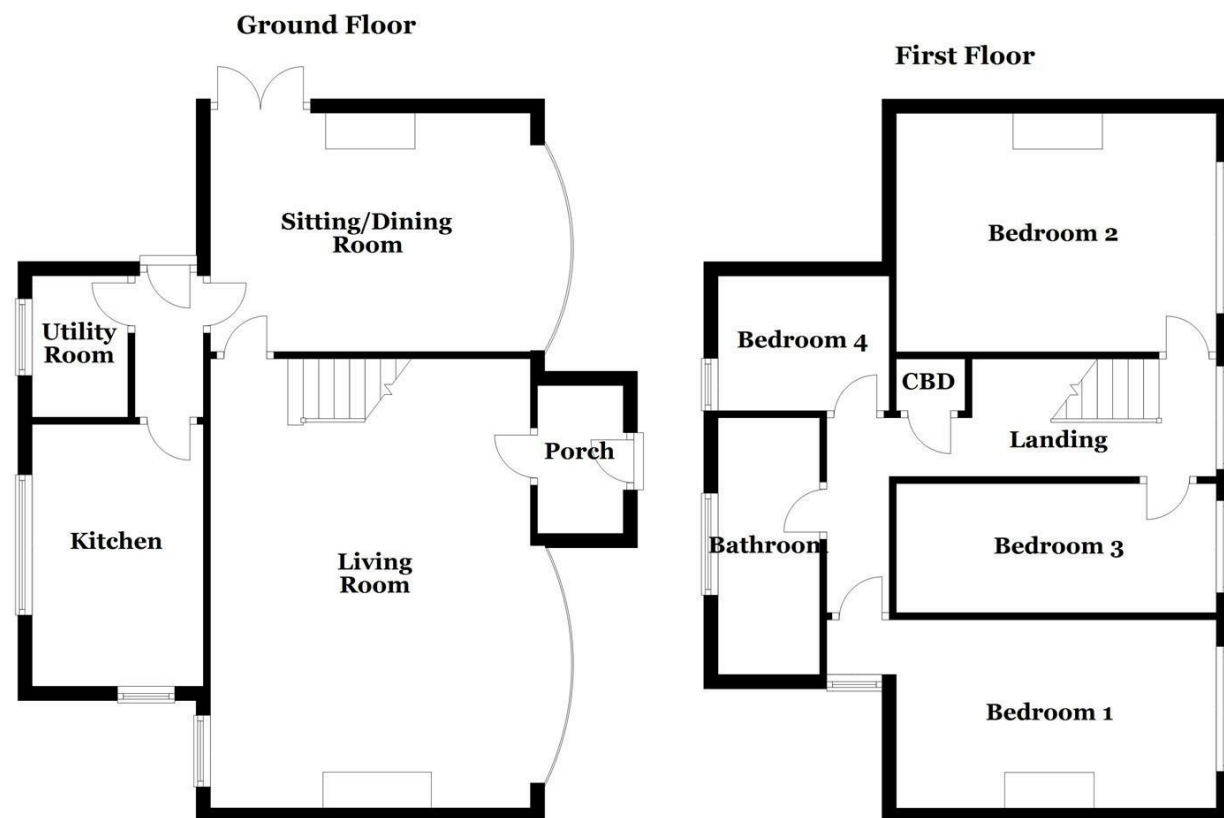




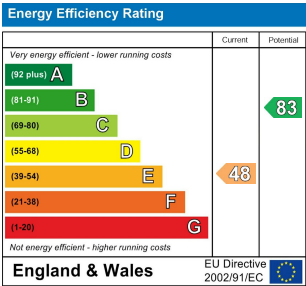
20 Bar Lane, Midgley

**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.



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 20 Bar Lane, Midgley, Wakefield, WF4 4JJ

### For Sale Freehold £450,000

Enjoying a semi rural location and set on a substantial plot is this four bedroom detached cottage benefitting from detached double garage, ample off road parking and open aspect views over the fields beyond.

The property fully comprises of entrance porch, living room, sitting room, rear porch and modern kitchen with separate utility. The first floor landing leads to four bedrooms and a three piece suite house bathroom/w.c. Outside to the front, an attractive lawned garden accessed via a timber gate with mature trees bordering and a timber gate accessing the larger than average lawned side garden with timber summerhouse. The garden has an L-shaped paved patio and lawn wrapping around the property with a partial porch. A double timber gate accessed a double concrete driveway leading to the detached double garage. The gardens are enclosed by timber panelled surround fences and enjoy open aspect views of the fields behind.

The property is located within the semi rural location of Midgley, close to local amenities and schools located nearby. The M1 motorway is only a short distance away, perfect for those 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 recommended.



ACCOMMODATION

ENTRANCE PORCH

Solid wooden floor, wall mounted light and UPVC double glazed door leading into the living room.

LIVING ROOM

14'10" x 20'5" [4.53m x 6.24m]

UPVC double glazed windows to the front and rear aspect, two wall lights, open grate fire inset into the solid stone chimney breast with solid wooden mantle above and built in TV station. Two central heating radiators, staircase to the first floor landing and door into the sitting/dining room.



SITTING/DINING ROOM

10'11" x 14'10" [3.35m x 4.53m]

UPVC double glazed bow window overlooking the front aspect, set of UPVC double glazed French doors to the side aspect, central heating radiator, three wall lights, original beams to the ceiling and living flame effect gas fire on a stone hearth with decorative stone surround and solid wooden mantle. Timber door providing access into the rear porch.



REAR PORCH

UPVC double glazed door leading out to the rear garden, fully tiled floor and doors leading to the kitchen and utility.

UTILITY

4'2" x 6'6" [1.29m x 1.99m]

Fully tiled floor, UPVC double glazed window overlooking the rear aspect, wall mounted boiler and plumbing and drainage for a washing machine.

KITCHEN

11'11" x 7'10" [3.65m x 2.39m]

Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with swan neck mixer tap, display cabinets, integrated double oven and grill with four ceramic hobs, space for a fridge/freezer, central heating radiator, fully tiled floor and UPVC double glazed windows to the rear and side.



FIRST FLOOR LANDING

UPVC double glazed window overlooking the front elevation, pitch sloping ceiling with original beams and central heating radiator. Doors to four bedrooms, house bathroom and airing cupboard with fixed shelving within. Loft access.

BEDROOM ONE

15'2" x 9'10" plus walk in area [4.63m x 3.01m plus walk in area]

UPVC double glazed windows to the front and side elevation, pitch sloping ceiling with original beams on show, central heating radiator and wall light.



BEDROOM TWO

14'8" x 11'1" [4.48m x 3.38m]

UPVC double glazed window overlooking the front elevation, pitch sloping ceiling with original beams on show, two wall lights and central heating radiator.



BEDROOM THREE

5'2" x 15'0" [1.60m x 4.58m]

Pitch sloping ceiling with original beams on show, central heating radiator, wall light and UPVC double glazed window overlooking the front elevation.

BEDROOM FOUR

6'6" x 7'8" [1.99m x 2.35m]

Pitch sloping ceiling with original beams on show, UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.

4'7" x 11'9" [1.42m x 3.60m]

Three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin and low flush w.c. Solid wooden floor, wood cladding to the walls, central heating radiator and UPVC double glazed frosted window to the rear elevation.



OUTSIDE

To the front of the property there is an attractive lawned garden accessed via a timber gate with mature trees bordering and a timber gate accessing the side garden which is a larger than average with paved patio area and lawn wrapping around the rear of the property with open aspect views of field behind. There is a timber summer house with timber decked sitting area and greenhouse. Timber double gates providing access onto a double concrete driveway leading to the detached double garage with manual up and over door, stable door to the side, timber single glazed window and paved seating area to the side. Timber panel surround fences surround the rear with mature trees bordering.



COUNCIL TAX BAND

The council tax band for this property is E.

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 Wakefield 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.