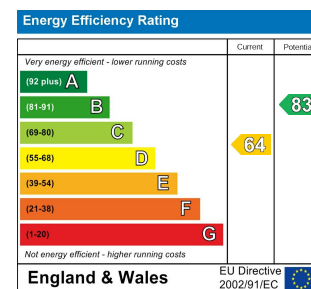
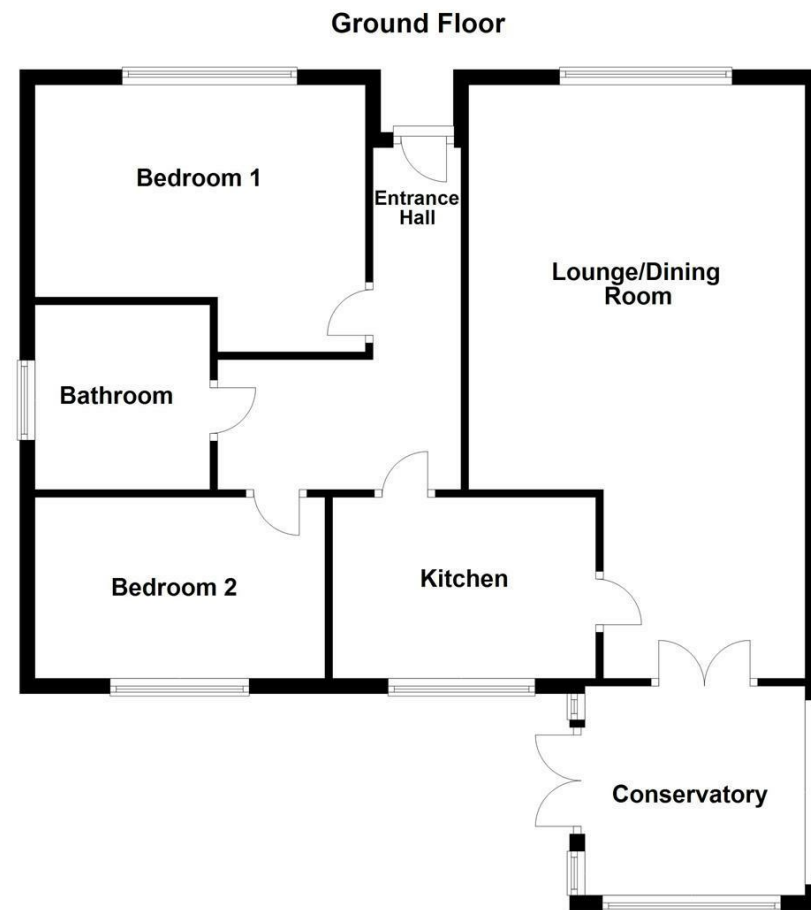




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4 Cross Road, Middlestown, Wakefield, WF4 4QE

For Sale Freehold £300,000

Enjoying an elevated position and set back from the main roadside is this superbly appointed and spacious two double bedroom detached bungalow benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, two bedrooms, spacious bathroom, modern kitchen, spacious lounge/dining room and conservatory. Outside an attractive lawned garden to the front and rear with block paved driveway to the side providing off street parking leading to the detached garage.

Situated in a popular part of Middlestown, the property is well placed to local amenities including shops and schools.

A fantastic bungalow which will ideally suit the working couple or those looking to downsize and an early 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.



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French doors to the side, radiator and laminate floor.



KITCHEN

9'10" x 11'2" [3.02m x 3.41m]

Range of modern fitted wall and base units with granite work surface over and granite splash back incorporating granite sink and drainer, integrated oven and grill with five ring gas hob, integrated automatic washing machine, stainless steel gas hob with stainless steel filter hood above, display cabinets and drawers over the base units. Integrated fridge and freezer, recess ceiling spotlights, coving to the ceiling and UPVC double glazed window to the rear. Door into spacious lounge/diner.

LOUNGE/DINING ROOM

8'7" [min] x 14'1" [max] x 25'9" [2.62m [min] x 4.31m [max] x 7.85m]

UPVC double glazed window to the front, two radiators, coving to the ceiling, recess ceiling spotlights and gas fire with attractive stone effect surround. UPVC double glazed French doors into the conservatory.

OUTSIDE

To the front of the property is a lawned garden with plants and shrubs bordering with gated access to a block paved driveway providing off street parking. To the rear an enclosed lawned garden incorporating flagged terrace patio areas,



ACCOMMODATION

ENTRANCE HALL

Coving to the ceiling, recess ceiling spotlights, radiator, doors to the bathroom, two bedrooms and the kitchen.

BEDROOM ONE

14'3" x 11'5" [max] x 9'1" [min] [4.35m x 3.50m [max] x 2.79m [min]]

UPVC double glazed window to the front, radiator, recess ceiling spotlights and coving to the ceiling.



BEDROOM TWO

7'7" x 12'5" [2.33m x 3.79m]

UPVC double glazed window to the rear, radiator and loft access with drop down ladder.



BATHROOM/W.C.

7'9" x 8'0" [2.37m x 2.45m]

Low flush w.c., wash basin, panelled bath, UPVC double glazed frosted window to the side, heated chrome towel radiator, further radiator, coving to the ceiling and wood effect floor.



CONSERVATORY

8'11" x 8'11" [2.72m x 2.73m]

Fully UPVC double glazed on a brick built base with

COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.