



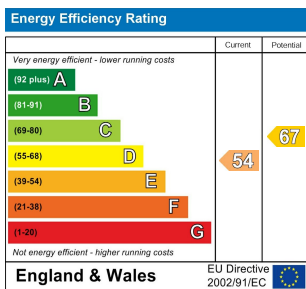
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



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**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.



**17 Cross Road, Middlestown, Wakefield, WF4 4QE**  
**For Sale Freehold Offers In The Region Of £335,000**

Situated in the sought after location of Middlestown is this stone built three bedroom detached cottage incorporating features such as exposed beams and exposed brick walls, benefitting from well proportioned accommodation and enclosed rear garden.

The property briefly comprises of the entrance hall, family bathroom/w.c., kitchen/dining room with access down to the cellar, living room and sitting room with stairs leading to bedroom three. The first floor landing provides access to two further bedrooms, with bedroom one boasting en suite shower facilities. Outside to the front there are paved steps leading to the front door with a stone wall surrounding and block paved driveway providing off road parking. To the rear the garden is laid to lawn incorporating a stone and block paved patio, perfect for outdoor dining and entertaining with space for a shed/summerhouse. There is a brick built outbuilding and the rear garden is enclosed by walls and timber fencing.

Situated in Middlestown this property is ideally located for all local shops and amenities it has to offer, whilst only being a short drive away from both Horbury and Ossett. The motorway network is only a short drive away, for those looking to commute further afield for work.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly advised to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALL

Access to the bathroom and kitchen/dining room.

### BATHROOM/W.C.

7'3" x 7'5" [2.22m x 2.27m]

Partial panelling with dado rail, UPVC double glazed window to the front, ceiling spotlights, extractor fan, central heating radiator, low flush w.c., pedestal wash basin and bath.



### KITCHEN/DINING ROOM

22'4" x 19'3" [max] x 7'6" [min] [6.81m x 5.89m [max] x 2.3m [min]]

UPVC double glazed windows to the front and rear, opening into the sitting room, door down to the cellar and door to the living room. Stairs providing access to the first floor landing, two central heating radiators and exposed beams to the ceiling. Range of wall and base units with granite work surface over, inset stainless steel sink and drainer, integrated double oven with four ring gas hob and extractor hood above. Under counter fridge/freezer, integrated wine cooler, integrated dishwasher and space and plumbing for a washing machine. Two velux skylights, log burning stove with stone hearth and exposed brick surround.



### CELLAR

10'5" x 8'11" [3.18m x 2.74m]

### LIVING ROOM

13'3" x 13'1" [4.04m x 4.01m]

UPVC double glazed windows to the rear and side, central heating radiator, exposed beams to the ceiling, exposed brick to one wall and fireplace with stone hearth, stone mantle and exposed brick surround.



### SITTING ROOM

12'0" x 9'8" [max] x 7'3" [min] [3.67m x 2.97m [max] x 2.21m [min]]

UPVC double glazed window to the rear, composite door leading out to the rear garden, exposed beams to the ceiling, central heating radiator, storage cupboard and stairs providing access to bedroom three.



### BEDROOM THREE

12'0" x 9'9" [max] x 6'11" [min] [3.66m x 2.98m [max] x 2.11m [min]]

UPVC double glazed window to the rear, exposed beams to the ceiling and central heating radiator.

### FIRST FLOOR LANDING

Exposed beams to the ceiling and doors to two bedrooms.

### BEDROOM ONE

13'5" x 10'2" [4.1m x 3.12m]

Exposed beams to the ceiling, access to two storage cupboards, loft access and UPVC double glazed windows to the front and rear. Door to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

5'6" x 4'8" [1.68m x 1.44m]

Chrome ladder style radiator, LED ceiling spotlights, ceramic wash basin with storage and mixer tap, shower cubicle with glass shower screen, overhead shower and shower head attachment. Extractor fan and fully tiled.

### BEDROOM TWO

13'1" x 13'2" [max] x 11'6" [min] [4.01m x 4.03m [max] x 3.52m [min]]

UPVC double glazed windows to the front and rear, exposed brick to one wall, central heating radiator, exposed beams to the ceiling and fitted wardrobes.



### OUTSIDE

To the front of the property there are paved steps leading up to the front door with a stone wall. A block paved driveway provides off road parking and wrapping around to the rear, the garden is mainly laid to lawn incorporating pebbled area and block paved and stone paved patio area, perfect for entertaining and dining purposes, with space for a shed/summerhouse. There is a brick built outbuilding, fully enclosed by walls and timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.