



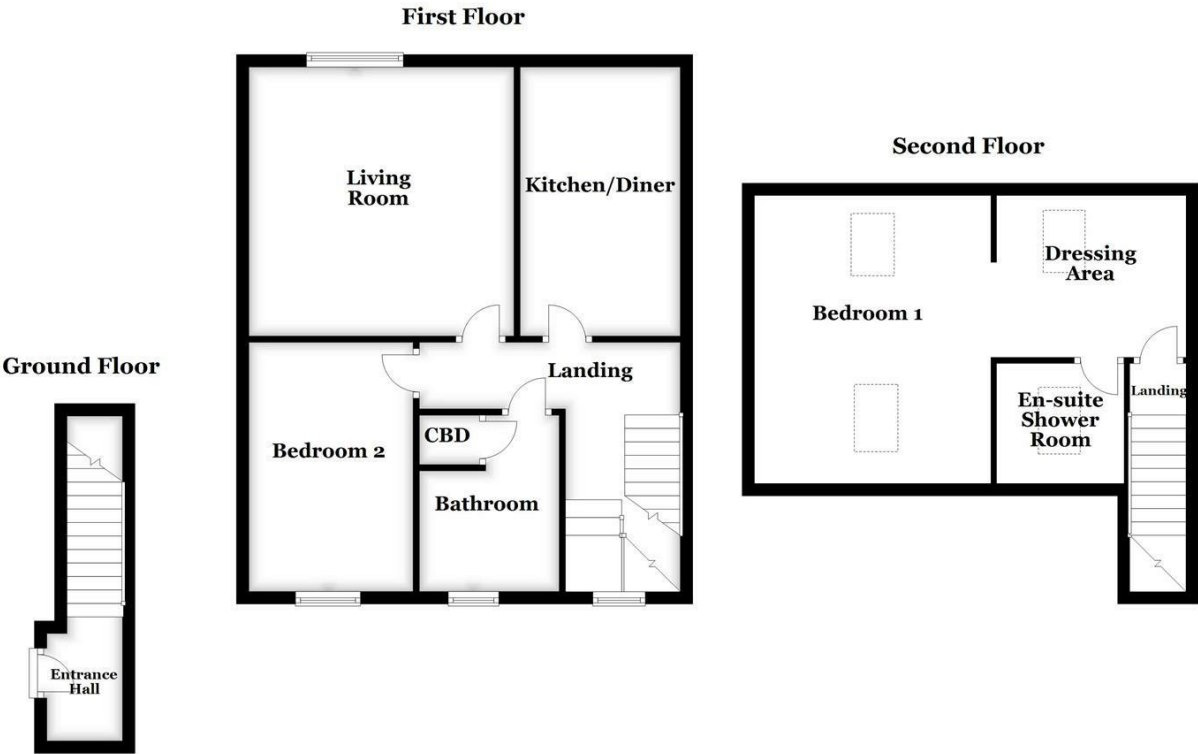
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

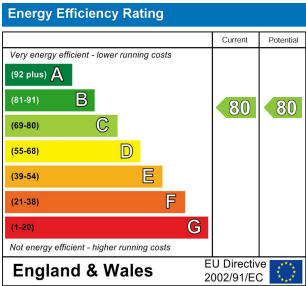


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 5 Church Gardens, Middlestown, Wakefield, WF4 4FD

### For Sale Freehold Offers In Excess Of £150,000

Situated in the sought after location of Middlestown is this two bedroom SPACIOUS duplex apartment benefitting from en suite and dressing area to the principal bedroom, well proportioned reception space and allocated parking.

The property briefly comprises of the entrance hall with stairs up to the first floor which provides access to the kitchen/diner, living room, bedroom two and bathroom/w.c. A further set of steps lead up to the second floor which leads to the dressing area, bedroom one and en suite shower room/w.c. Outside there is an allocated parking space and communal lawned gardens.

The property is located within easy reach of local amenities, schools, bus routes and the motorway network, ideal for the commuter wishing to work or travel further afield.

Offered for sale with no chain and vacant possession. Ideal for the first time buyer, professional couple or even those looking to downsize and a viewing is highly recommended.





#### PLEASE NOTE

Please note, the apartment is not leased but includes a share of the freehold. The prospective owner can become a director of Church Gardens Management Company Ltd and would pay a contribution in the region of £620 per annum towards insurance, maintenance, gardening and general upkeep.

#### ACCOMMODATION

##### ENTRANCE HALL

5'7" x 4'0" [1.72m x 1.22m]

Stairs to the first floor landing, central heating radiator and coving to the ceiling.

##### FIRST FLOOR LANDING

Coving to the ceiling, UPVC double glazed window to the front, central heating radiator, stairs to the second floor landing and doors leading to the kitchen/diner, living room, bedroom two and the bathroom.

##### KITCHEN/DINER

14'2" x 8'5" [4.32m x 2.58m]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back, four ring gas hob with stainless steel extractor hood above, integrated oven, integrated slimline dishwasher, integrated washing machine and integrated fridge/freezer. Spotlights to the ceiling, UPVC double glazed window to the rear and central heating radiator.



##### LIVING ROOM

14'2" x 14'0" [4.33m x 4.27m]

Central heating radiator, coving to the ceiling, UPVC double glazed window to the rear and wall mounted electric fireplace.



##### BEDROOM TWO

8'7" x 13'1" [2.63m x 4.01m]

Central heating radiator, UPVC double glazed window to the front



##### BATHROOM/W.C.

7'4" x 9'2" [max] x 5'6" [min] [2.24m x 2.8m [max] x 1.68m [min]]

Access to storage cupboard, UPVC double glazed frosted window to the front, extractor fan, shaver socket point, central heating radiator, low flush w.c., pedestal wash basin and panelled bath. Spotlights to the ceiling and partially tiled walls.



##### SECOND FLOOR LANDING

Access to the dressing area of bedroom one.

##### DRESSING AREA

10'0" x 8'7" [3.05m x 2.62m]

Velux skylight, an opening into the bedroom and door leading to the en suite shower room. Spotlights to the ceiling, central heating radiator, access to storage eaves.

##### BEDROOM ONE

16'3" x 12'5" [4.97m x 3.81m]

Two Velux skylights, access to storage eaves, central heating radiator and fitted wardrobes.



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

6'3" x 5'11" [1.93m x 1.82m]

Central heating radiator, Velux skylight, shaver socket point, extractor fan, spotlights to the ceiling, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with shower head attachment and glass shower screen.

##### OUTSIDE

There is one allocated parking and communal gardens.

##### COUNCIL TAX BAND

The council tax band for this property is B.

##### 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.