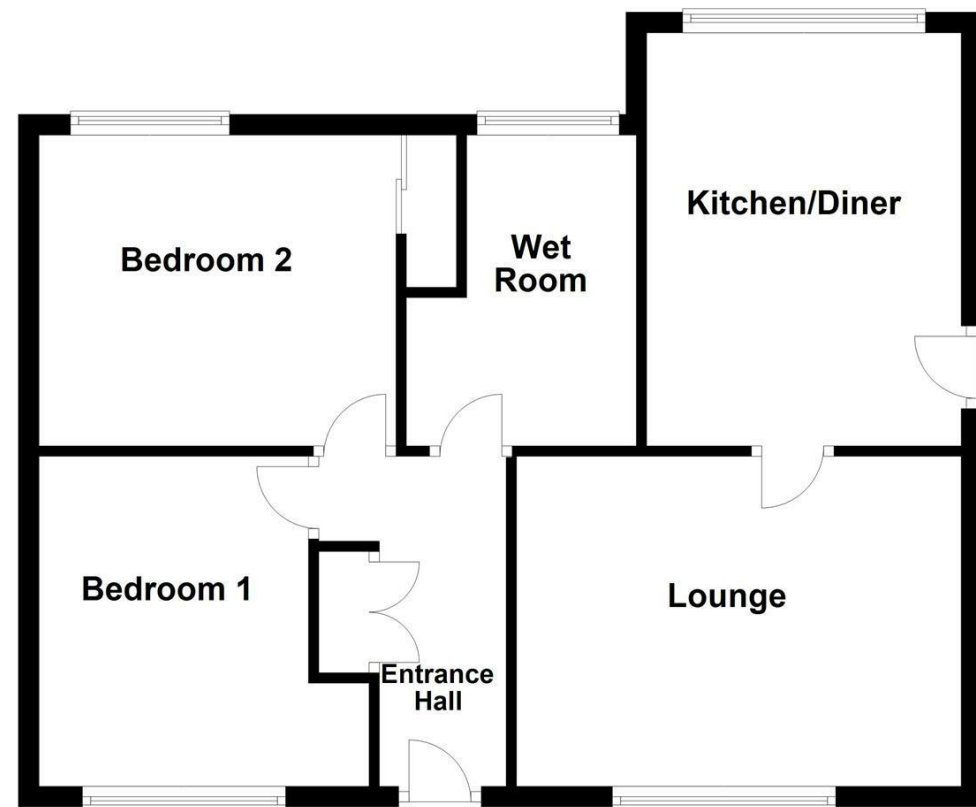




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



35 Ramsey Road, Middlestown, Wakefield, WF4 4QF

For Sale Freehold £250,000

Occupying a fantastic corner plot with scope to extend, subject to planning consent is this superbly presented two bedroom detached bungalow benefitting from ample driveway parking and gardens to all sides.

The property briefly comprises of the entrance hall, lounge, kitchen/diner, two bedrooms and wet room/w.c. Externally the property has gardens to the front, side and rear with rear outhouses for storage, decked balcony seating and ample driveway parking with scope to extend further, subject to the correct consent.

Situated in Middlestown the property is ideally located for all local shops and amenities, whilst only being a short drive away from surrounding towns including Horbury and Ossett.

A viewing is highly recommended to truly appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, built in storage cupboard, access to two bedrooms, wet room and lounge.

LOUNGE

13'2" x 10'5" [4.02m x 3.18m]

UPVC double glazed window to the front elevation, central heating radiator and door to the kitchen/diner.



KITCHEN/DINER

13'3" x 9'10" [4.06m x 3.00m]

Fitted kitchen with wall and base units with laminate work tops, stainless steel sink and drainer, integrated hob, integrated oven with stainless steel splash back and cooker hood. Space for a fridge/freezer, central heating radiator, UPVC double glazed window to the rear elevation and side UPVC door.

BEDROOM ONE

10'5" x 8'7" [3.18m x 2.62m]

UPVC double glazed window to the front elevation, central heating radiator and fitted storage.



BEDROOM TWO

11'3" x 9'9" [3.45m x 2.99m]

UPVC double glazed window to the rear elevation, central heating radiator, fitted wardrobes and built in storage cupboard with sliding door housing the boiler.



WET ROOM/W.C.

9'8" x 7'3" [2.96m x 2.22m]

UPVC double glazed frosted window to the rear elevation, wall mounted electric shower with hand rails, low flush w.c. and wash hand basin with mixer tap. Chrome style ladder radiator and storage to one side. Plumbing for a washing machine.



OUTSIDE

The property occupies a corner plot with gated entry to the front with walkway leading to the composite decking and balcony area with glass surround. Flagged steps lead down to the driveway parking with ample space for four-five cars. There is a low maintenance lawn with bush and shrubbery border to the side. Round to the rear there is gated entry to a brick outhouse for storage and an enclosed rear

garden which is mainly a flagged patio area and pebbled lawn with bush and shrubbery border.



COUNCIL TAX BAND

The council tax band for this property is A.

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.