



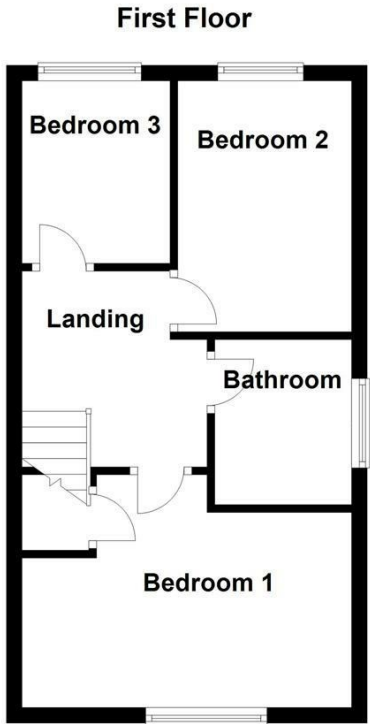
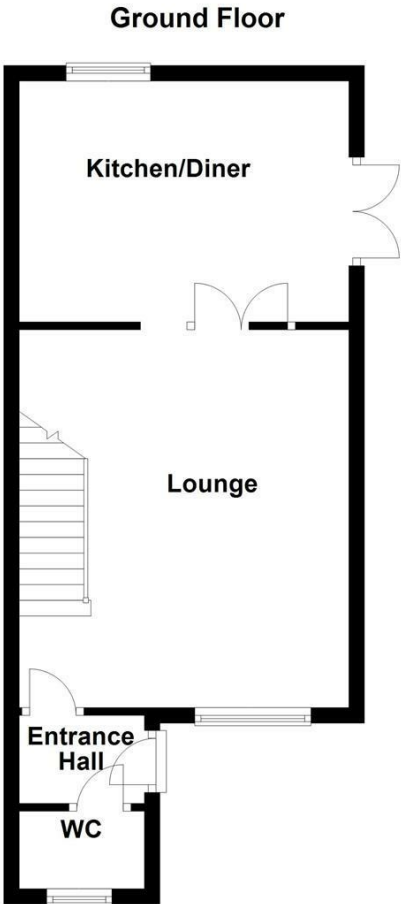
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



18 Albion Mews, Middlestown, Wakefield, WF4 4GY

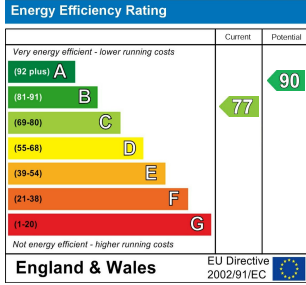
For Sale Freehold £230,000

Situated in Middlestown is this superbly presented three bedroom semi detached property benefitting from modern fitted kitchen, driveway parking and spacious side and rear gardens.

The property comprises of the entrance hall, downstairs w.c., lounge and kitchen. The first floor landing leads to three bedrooms and family bathroom/w.c. Externally there is driveway parking to the front of the property and side gated entry leading to side lawn, patio and rear garden.

The property is ideally located for all local shops and amenities whilst being a short drive away from surrounding town such as Ossett and Horbury. The motorway network is only a short drive away.

Done to a good standard, the property is ready to move into and a viewing is highly recommended.



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.

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



ACCOMMODATION

ENTRANCE HALL

Side UPVC entrance door and access to the downstairs w.c. and lounge.

W.C.

4'7" x 3'0" [1.42m x 0.92m]

UPVC double glazed frosted window to the front elevation, two piece suite comprising low flush w.c. and wash hand basin with mixer tap and tiled splash back. Central heating radiator.

LOUNGE

16'3" x 14'0" [4.96m x 4.28m]

UPVC double glazed window to the front elevation, two central heating radiators and double doors leading through to the kitchen.



KITCHEN

14'1" x 10'3" [4.3m x 3.14m]

Modern fitted kitchen with an array of wall and base units with wood effect laminate work tops, integrated oven, gas hob, stainless steel splash back and cooker hood. Integrated fridge/freezer, space for a washing machine and stainless steel 1 1/2 sink and drainer unit. UPVC double glazed window to the rear elevation and side UPVC door to the garden.

FIRST FLOOR LANDING

Access to three bedrooms and the family bathroom.

BEDROOM ONE

13'1" x 9'8" [4.01m x 2.97m]

UPVC double glazed window to the front elevation, central heating radiator and built in storage over the stairs.



BEDROOM TWO

10'9" x 7'2" [3.28m x 2.19m]

UPVC double glazed window to the side elevation and central heating radiator.



BEDROOM THREE

7'5" x 6'5" [2.28m x 1.96m]

UPVC double glazed window to the rear elevation, central heating radiator and wood effect laminate flooring.



BATHROOM/W.C.

7'0" x 5'7" [2.14m x 1.71m]

UPVC double glazed frosted window to the side elevation. Three piece suite comprising wall mounted shower over the bath, vanity wash hand basin with mixer tap and low flush w.c. Central heating radiator and partially tiled.



OUTSIDE

To the front of the property is driveway parking with ample space for two cars, with side gated entry leading to a spacious side and rear garden with lawned garden, stone flagged patio seating area, corner decking area and space for a storage shed.



PLEASE NOTE

There is a maintenance fee of £144.00. This is to cover the repairs of the private road, grass cutting and streetlights. This fee could increase slightly if the contractors increase their fees, but it will be minimal. It is not leasehold it is freehold.

COUNCIL TAX BAND

The council tax band for this property is C.

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.