



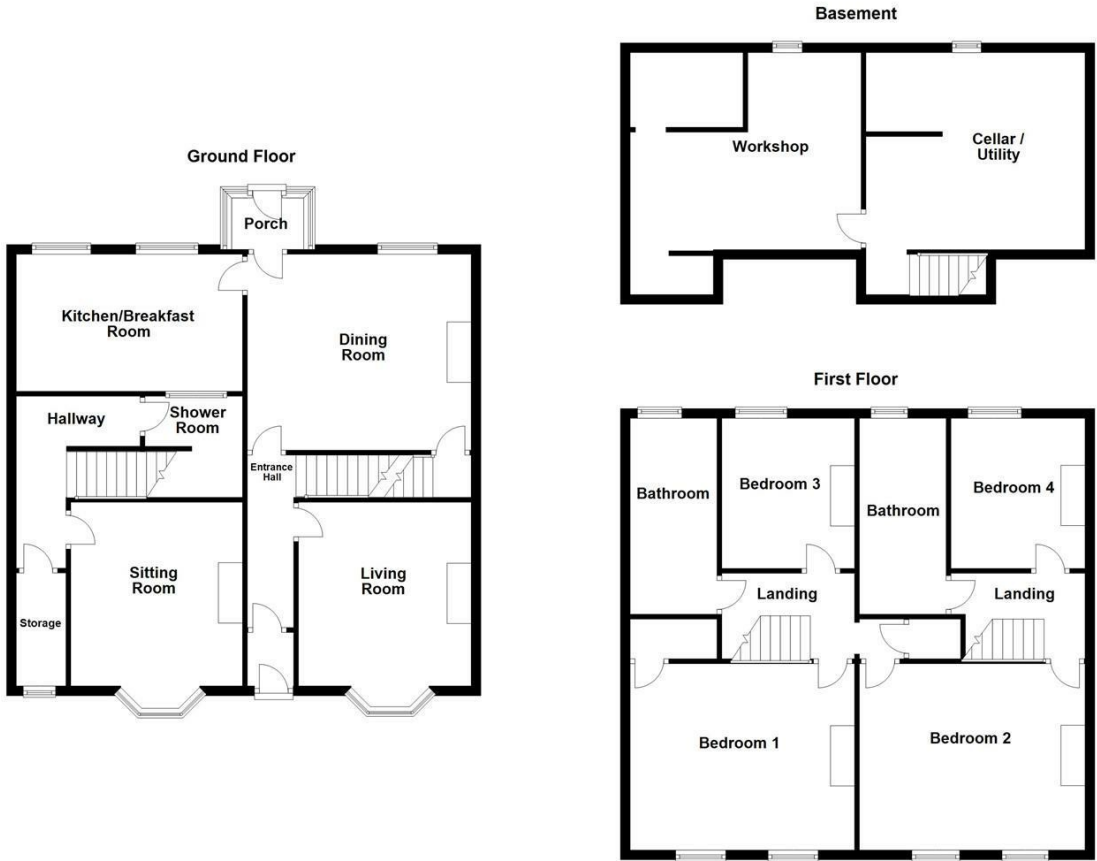
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 122-124 New Road, Middlestown, Wakefield, WF4 4NU

For Sale Freehold £299,950

Situated in the sought after village of Middlestown is this four bedroom mid terrace property having been converted from originally two properties, the property is generously proportioned throughout including four good size bedrooms, ample reception space and further conversion space available in the both the loft and cellar. In need of modernisation, but with heaps of potential this property is certainly not one to be missed.

The accommodation briefly comprises entrance vestibule, entrance hall, living room, dining room leading to the cellar with cellar utility and workshop. Rear porch, kitchen breakfast room and a further inner hallway provides access to the shower room/w.c. and sitting room. The first floor is accessed by either of the two staircases and has two landing areas [from the entrance hall and inner hallway], four bedrooms and two further bathrooms. The loft is partially converted and offers plenty of scope. To the front of the property the garden is laid to lawn with planted features throughout, mature trees and shrubs incorporating trees such as conifers and hedge borders, block paved pathway and steps. To the rear there is a block paved driveway providing off road parking for two vehicles leading to a single detached garage with electric up and over door, power and light. The remainder of the rear garden is enclosed by fencing and incorporates lawned areas, planted features, nature trees and shrubs.

Available with no chain involved and immediate vacant possession, this property would make an ideal purchase for a range of buyers looking for a generously proportioned home in the Middlestown area. In need of refurbishment but with great potential and only a full internal inspection will truly show what is on offer at this home.

### IMPORTANT NOTE TO PURCHASERS

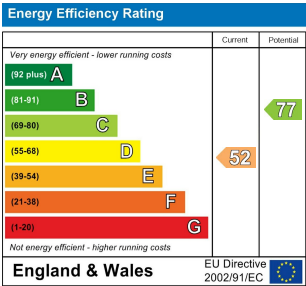
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



Zoopla.co.uk rightmove

aria | propertymark  
PROTECTED

naeo | propertymark  
PROTECTED

The Property  
Ombudsman

APPROVED CODE  
THE NATIONAL TRUST

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK





#### ACCOMMODATION

##### ENTRANCE VESTIBULE

3'5" x 3'1" (1.06m x 0.96m)

Frosted and stained glass UPVC double glazed door. Door to the entrance hall.

##### ENTRANCE HALL

Doors to the dining room and living room, stairs to the first floor and coving to the ceiling.

##### LIVING ROOM

12'6" x 11'8" max x 10'6" (3.82m x 3.58m max x 3.21m )

UPVC double glazed window to the front, storage heater, electric fireplace with tiled hearth and laminate mantle, coving to the ceiling.



##### DINING ROOM

13'5" x 15'4" max x 13'8" min (4.1m x 4.68m max x 4.19m min)

Electric fireplace, UPVC double glazed window to the rear, UPVC double glazed door to the rear porch, door leading to the cellar, door into the kitchen, electric storage heater and coving to the ceiling. Fitted alcove units.

##### CELLAR UTILITY

13'5" x 15'5" max x 7'3" (4.09m x 4.7m max x 2.23m)

Accessed from the dining room. Door to the workshop, timber frame single pane frosted window to the rear. Space and plumbing for a washing machine, space for a tumble dryer, wall and base units with laminate work surface over, power and light.

##### CELLAR WORKSHOP

13'5" x 15'5" max x 6'2" (4.09m x 4.7m max x 1.88m)

Timber frame single pane frosted window to the rear, power and light. Workshop slab. Further storage space with light (measuring 1.88m x 1.54m).

##### REAR PORCH

3'6" x 4'9" (1.07m x 1.46m)

UPVC double glazed windows to the rear, composite door with frosted stained glass pane to the rear garden.

##### KITCHEN BREAKFAST ROOM

9'3" x 15'3" max x 13'9" min (2.83m x 4.67m max x 4.2m min)

Two UPVC double glazed windows to the rear, door to the hallway, storage heater, range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, tiled splashback, space for electric cooker, frosted single panel window to the downstairs shower room, single pane window into the hallway.



##### INNER HALLWAY

Window to the kitchen, coving to the ceiling, picture rail, doors to storage area, shower room and sitting room. Stairs providing access to the additional first floor landing.

##### SHOWER ROOM/W.C.

6'7" x 6'9" max x 2'8" min (2.03m x 2.07m max x 0.82m min)

Frosted single pane timber framed window to the kitchen. Low flush w.c., pedestal wash basin, electric shower head attachment with shower screen, partial tiling and extractor fan.

##### STORAGE

3'2" x 7'7" (0.98m x 2.33m)

UPVC double glazed window to the front, fitted storage.

##### SITTING ROOM

12'5" x 11'8" max x 10'6" min (3.81m x 3.56m max x 3.21m min)

UPVC double glazed bay window to the front, electric storage heater, electric fireplace, coving to the ceiling, ceiling rose, picture rail.



##### FIRST FLOOR LANDING

Access to the loft. Storage cupboard, doors to a bathroom and bedrooms.

##### BEDROOM ONE

12'5" x 15'3" max x 14'2" min (3.8m x 4.67m max x 4.32m min)

Access to an overstairs storage cupboard, two UPVC double glazed windows to the front, cast iron decorative fireplace.



##### BEDROOM TWO

12'6" x 15'3" max x 14'1" min (3.82m x 4.67m max x 4.31m min)

Door leading to the further landing area. Fitted wardrobe with sliding mirrored doors, two UPVC double glazed windows to the front, coving to the ceiling.



##### BEDROOM THREE

10'2" x 9'0" max x 7'9" min (3.1m x 2.75m max x 2.38m min)

Cast iron fireplace (decorative), UPVC double glazed window to the rear, coving to the ceiling and a window looking onto the landing.

##### BATHROOM/W.C.

7'9" x 5'10" (2.38m x 1.8m)

Coving to the ceiling, frosted UPVC double glazed window to the rear, low flush w.c., pedestal wash basin, stand alone bath.



##### FURTHER LANDING AREA

Coving to the ceiling, stairs to the entrance hall and doors the additional bathroom and bedroom four.

##### BEDROOM FOUR

10'2" x 9'1" max x 7'10" min (3.12m x 2.79m max x 2.4m min)

UPVC double glazed window to the rear, coving to the ceiling, fitted wardrobe.

##### SECOND BATHROOM/W.C.

13'3" x 5'10" max x 3'6" min (4.04m x 1.79m max x 1.07m min)

Frosted UPVC double glazed window to the rear, fitted storage cupboard, low flush w.c., pedestal wash basin and panelled bath with electric shower head attachment, partial tiling, coving to the ceiling.

##### LOFT ROOM (122)

15'5" x 13'8" max (4.71m x 4.18m max )

Four Velux skylights, partial exposed beams and partial exposed brick.

##### LOFT ROOM (124)

4.71m x 4.18m max

Perfect additional space and with huge potential, subject to the relevant permissions.

##### OUTSIDE

To the front of the property the garden is a very well kept garden with a range of plants throughout, some lawned areas, mature shrubs and trees, conifer trees, hedge borders and a block paved pathway with steps leading to the front door. To the rear there is a very long garden separated by a rear track from the property. There is a block paved driveway providing off road parking leading to the single detached garage with electric up and over door, power and light. The rear garden is laid to lawn, quite expansive and incorporates mature trees and shrubs throughout fully enclosed by timber fencing.

##### COUNCIL TAX BAND

The council tax band for this property is C

##### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

##### 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 Wakefield office and they will be pleased to arrange a suitable appointment.