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 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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



Stoneycroft Cottage, 32 Cross Road, Middlestown, Wakefield, WF4 4QE

For Sale Freehold £695,000

Situated in the sought after area of Middlestown is this generously proportioned five bedroom detached family home with separate annex/office space and set back from the main roadside providing ample off road parking and surrounded by attractive landscaped gardens.

With accommodation spanning over three floors, the property briefly comprises of the dining room, living room, modern fitted kitchen with separate utility and annex/office space with its own shower room/w.c. To the first floor are four bedrooms (principal bedroom with en suite) and the house bathroom/w.c. A further set of stairs leads to the second floor which provides access to bedroom two (boasting en suite shower room). Outside to the front is a tarmacadam driveway providing ample off road parking with attractive landscaped gardens to both sides and the rear.

Situated in a popular part of Middlestown the property is well placed to local amenities including doctors, pharmacy, shops and schools with local bus routes nearby.

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



ACCOMMODATION

DINING ROOM

10'7" x 18'6" (max) x 16'1" (min) [3.24m x 5.66m (max) x 4.92m (min)]
Composite front door, exposed beams to the ceiling, inset spotlights, tiled flooring, set of UPVC double glazed French doors to the side, column central heating radiator, set of double doors to the living room, door to the kitchen and stairs to the first floor landing with glass balustrade.

LIVING ROOM

22'5" x 18'8" (6.85m x 5.7m)
UPVC double glazed windows to the front, exposed beams to the ceiling, spotlights to the ceiling, two central heating radiators and multi fuel burning stove with stone hearth, brick surround and wooden mantle.



KITCHEN

7'3" x 21'5" [2.23m x 6.55m]
Range of modern wall and base units with laminate work surface over incorporating ceramic sink and drainer with mixer tap, integrated double oven, five ring induction hob with stainless steel extractor hood and glass splashback. Integrated dishwasher and space for an American style fridge/freezer. Tiled flooring, composite stable rear door, UPVC double glazed windows to the side and rear. Kickboard heating, spotlights and door to the utility.

UTILITY

12'3" x 7'4" [3.75m x 2.25m]
Range of base units with laminate work surface over, ceramic sink and drainer with mixer tap and tiled splash back. Space for a fridge/freezer, tiled flooring, door to the annex/office space, UPVC double glazed window to the rear, spotlights and the combi boiler is housed in here.

ANNEX/OFFICE

11'6" x 21'2" (max) x 5'0" (min) [3.51m x 6.46m (max) x 1.53m (min)]
Electric operated velux skylight, spotlights, set of UPVC double glazed French doors to the front, sliding door to the shower room and air conditioning unit.



SHOWER ROOM/W.C.

8'2" x 6'2" (max) x 1'11" (min) [2.51m x 1.9m (max) x 0.6m (min)]
Loft access, ladder style radiator, low flush w.c., pedestal wash basin with mixer tap, wet rooms style over head shower, extractor fan and fully tiled.

FIRST FLOOR LANDING

Stairs to the second floor landing with understairs storage, doors to four bedrooms and bathroom.

PRINCIPAL BEDROOM

18'11" x 11'5" [5.78m x 3.48m]
Loft access, coving to the ceiling, exposed beams, central heating radiator, UPVC double glazed window to the front and door to the en suite bathroom.



EN SUITE BATHROOM/W.C.

12'2" x 7'2" [3.72m x 2.2m]
UPVC double glazed frosted window to the rear, spotlights, column style radiator, low flush w.c., pedestal wash basin with mixer tap and roll top bath with mixer tap and shower head attachment. Separate shower cubicle with over head shower and glass shower screen.



BEDROOM THREE

11'1" x 16'1" [3.38m x 4.91m]
UPVC double glazed window to the front and central heating radiator.

BEDROOM FOUR

11'6" x 12'6" [3.51m x 3.83m]
UPVC double glazed window to the front, coving to the ceiling and central heating radiator.

BEDROOM FIVE

11'5" x 7'8" [3.5m x 2.35m]
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

BATHROOM/W.C.

9'8" x 7'0" [2.97m x 2.15m]
Chrome ladder style radiator, UPVC double glazed frosted window to the rear, concealed cistern low flush w.c., ceramic wash basin with mixer tap and bath with mixer tap and shower head attachment.



SECOND FLOOR LANDING

Door to bedroom two.

BEDROOM TWO

14'3" x 22'2" (max) x 8'9" [4.36m x 6.78m (max) x 2.68m]
Spotlights, set of UPVC double glazed French doors in a Juliet style balcony, UPVC double glazed window to the rear, fitted wardobes and air conditioning unit. Door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

3'10" x 13'0" (max) x 5'5" (min) [1.18m x 3.98m (max) x 1.67m (min)]
UPVC double glazed frosted window to the rear, chrome ladder style radiator, extractor fan, spotlights, wash basin with mixer tap and shower cubicle with electric shower and glass shower screen.

OUTSIDE

To the front of the property is a tarmacadam driveway providing off road parking for several vehicles. The driveway provides a right of access for 38 Cross Road. There is a garden area to the side which is block paved incorporating a lawned area with planted shrubs. To the other side is a paved area providing further off road parking with pebbled area. To the rear is a block paved and stone paved patio area, perfect for outdoor dining and entertaining with access to a summerhouse, fully enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is E.

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.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.