

WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 13 Back Lane, Middlestown, Wakefield, WF4 4PE

### For Sale Freehold £250,000

A superb opportunity to purchase this three bedroom mid terrace property enjoying valley views over the rolling fields to the front, modern feel throughout with stunning kitchen/diner and enclosed rear garden.

The property briefly comprises of the entrance hall, living room and modern fitted kitchen with opening to the dining room. The first floor landing leads to three bedrooms and house bathroom. Outside to the front is a low maintenance paved garden access via a cast iron gate. To the rear are tiered patio areas, perfect for al fresco dining with timber summerhouse, enclosed by timber fencing.

Situated in this popular part of Middlestown, the property is well placed for access to a range of amenities including local shops, schools and bus routes travelling to and from Wakefield city centre. The M1 motorway is easily accessible for those wishing to commute further afield.

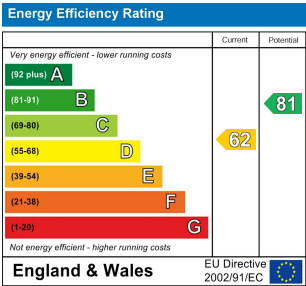
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

**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.





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, stairs to the first floor landing and door to the living room.

### LIVING ROOM

13'10" x 15'2" [4.24m x 4.64m]

UPVC double glazed window overlooking the front aspect, coving to the ceiling, inset spotlights, central heating radiator and multi fuel cast iron burner onto a Yorkshire stone flagged hearth with solid wooden surround. Door leading into the kitchen.



### KITCHEN

Range of modern high gloss wall and base units with

quartz work surface over, sink with swan neck mixer tap, integrated oven and grill with microwave oven above, integrated fridge/freezer and integrated dishwasher. Plumbing for a washing machine, space for a dryer, coving to the ceiling, inset spotlights, five ring gas hob with cooker hood over. Matching cupboard housing the combi condensing boiler, laminate flooring, UPVC double glazed window overlooking the rear garden, feature archway providing access into the dining room and door leading to the cellar room.



### DINING ROOM

7'1" x 6'11" [2.18m x 2.12m]

UPVC double glazed frosted windows to each sides, UPVC double glazed window and a set of French doors to the rear, central heating radiator and laminate flooring.

### FIRST FLOOR LANDING

Coving to the ceiling, storage cupboard with fixed shelving, doors to three bedrooms and bathroom.

### BATHROOM/W.C.

5'5" x 6'3" [1.67m x 1.93m]

Three piece modern suite comprising panelled bath with mixer tap and mixer shower over, concealed cistern low flush w.c. and vanity wash basin with mixer tap. Fully tiled walls and floor. Ladder style radiator, UPVC cladding to the ceiling, inset spotlights, UPVC double glazed frosted window overlooking the rear elevation and extractor fan.



### BEDROOM ONE

10'5" [max] x 7'11" [min] x 15'2" [3.19m [max] x 2.42m [min] x 4.64m]

Range of fitted wardrobes, dressing table and bedside cabinets. Inset spotlights, coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the stunning valley views to the front.



### BEDROOM TWO

8'9" x 8'7" [2.68m x 2.63m]

Range of fitted wardrobes to one wall, dressing table, central heating radiator, coving to the ceiling, inset spotlights and UPVC double glazed window overlooking the rear elevation.



### BEDROOM THREE

7'11" [max] x 6'0" [min] x 6'8" [2.42m [max] x 1.83m [min] x 2.05m]

UPVC double glazed window overlooking the front elevation, fitted desk, fitted double wardrobe, coving to the ceiling, central heating radiator, inset spotlights and loft access with bi-folding wooden staircase ladder.

### OUTSIDE

To the front of the property a cast iron gate provides access onto a paved buffer garden with steps to the entrance door. To the rear are two tiered patio areas, perfect for entertaining and dining purposes with timber summerhouse, surrounded by timber fencing.

### 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.