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## 27 Ridge Crescent, Middlestown, Wakefield, WF4 4QS

### For Sale Freehold £265,000

Nestled in a cul-de-sac location in the sought after location of Middlestown is this superbly presented and extended three bedroom semi detached home benefitting from well proportioned accommodation, ample off road parking with expansive driveway and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, living room, modern kitchen/breakfast room, dining room and downstairs w.c. The first floor landing leads to three bedrooms (main bedroom with walk in wardrobe and en suite shower room) and house bathroom. A further set of stairs leads to the occasional room and office. Outside to the front is a low maintenance garden and driveway providing off road parking for four vehicles leading to the single integral garage. To the rear is an attractive enclosed garden laid to lawn incorporating patio area.

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

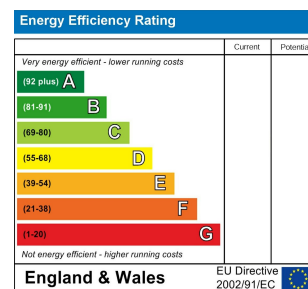
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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#### 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.

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#### ACCOMMODATION

##### ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to the first floor landing, spotlights and doors to the living room and kitchen/breakfast room.

##### LIVING ROOM

14'9" x 12'5" [max] x 10'10" [min] [4.52m x 3.8m [max] x 3.31m [min]]

Decorative fireplace with stone hearth and wooden mantle, UPVC double glazed window to the front and central heating radiator.

##### KITCHEN/BREAKFAST ROOM

21'1" x 13'1" [max] x 8'1" [min] [6.45m x 4.0m [max] x 2.48m [min]]

Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, breakfast bar with matching work surface. Integrated double oven, four ring electric hob, space and plumbing for a washing machine and tumble dryer. Space for an American style fridge/freezer, UPVC double glazed window to the rear, a set of UPVC double glazed French doors to the rear garden, spotlights, central heating radiator and door through to the dining room.



##### DINING ROOM

12'0" x 9'0" [max] x 5'8" [min] [3.67m x 2.75m [max] x 1.74m [min]]

UPVC double glazed window to the side, door to the downstairs w.c., spotlights, composite rear door and anthracite column central heating radiator.

##### W.C.

2'11" x 4'8" [0.9m x 1.43m]

Ladder style radiator, spotlights, low flush w.c., wash basin with mixer tap and UPVC double glazed frosted window to the side.

##### FIRST FLOOR LANDING

Spotlights, storage cupboard, walk in wardrobe, UPVC double glazed window to the front, stairs to the second floor landing and doors to three bedrooms and bathroom.

##### BEDROOM ONE

8'11" x 15'7" [2.73m x 4.75m]

UPVC double glazed window to the front, central heating radiator and door to a further walk in wardrobe.



##### WALK IN WARDROBE

9'7" x 4'7" [2.94m x 1.41m]

UPVC double glazed window to the rear, central heating radiator and door to the en suite shower room.

##### EN SUITE SHOWER ROOM/W.C.

4'0" x 9'7" [1.22m x 2.93m]

Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and shower cubicle with overhead shower. Extractor fan, UPVC double glazed frosted window to the side, spotlights, chrome ladder style radiator and fully tiled.



##### BEDROOM TWO

10'11" x 11'1" [3.35m x 3.4m]

UPVC double glazed window to the front, central heating radiator and a set of fitted wardrobes.



##### BEDROOM THREE

13'5" x 8'3" [4.11m x 2.54m]

UPVC double glazed window to the rear and central heating radiator.

##### BATHROOM/W.C.

5'6" x 7'5" [1.7m x 2.27m]

Three piece suite comprising concealed cistern low flush w.c., wash basin with mixer tap and bath with mixer tap and overhead shower. Spotlights, UPVC double glazed frosted window to the rear and extractor fan.



##### SECOND FLOOR LANDING

Storage eaves, spotlights, velux skylight and door to the occasional room and office.

##### OCCASIONAL ROOM

9'11" x 18'0" [max] x 16'11" [min] [3.03m x 5.5m [max] x 5.17m [min]]

Range of sliding fitted cupboards, central heating radiator, spotlights and velux skylight.



##### OFFICE

20'10" x 9'1" [max] x 3'3" 15'75" [min] [6.35m x 2.77m [max] x 0.99m 47.98m [min]]

Skylight, spotlights, central heating radiator, UPVC double glazed window to the rear, storage eaves and boiler cupboard.

##### OUTSIDE

To the front is a low maintenance garden and expansive driveway for many vehicles leading to the single integral garage [2.83m x 2.95m] with up and over door, power and light. The rear garden is predominantly laid to lawn incorporating paved patio areas, perfect for outdoor dining and entertaining with a timber canopy over, fully enclosed by timber fencing.



##### 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.