



2 Bed
House - Mid Terrace
located in Middletown

Wynn & Co
Sales and Lettings

53 Nell Gap Lane
Middletown
Wakefield
WF4 4PG



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Asking price £165,000

Nestled in the charming area of Middletown, Wakefield, this delightful recently renovated mid-terrace house on Nell Gap Lane offers a perfect blend of character and modern living. Built circa 1901, the property boasts a rich history while providing a comfortable and inviting atmosphere for its residents.

Spanning approximately 649 square feet and offered for sale with no upward chain attached, this home features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests. The two bedrooms are thoughtfully designed, providing ample space for rest and personalisation, making it suitable for a small family or professionals seeking a cosy retreat.

The property includes a well-appointed bathroom, ensuring convenience for daily routines. The layout of the house maximises the use of space, creating a warm and welcoming environment throughout.

Situated in a peaceful neighbourhood, this home benefits from local amenities and excellent transport links, making it an ideal choice for those who appreciate both tranquillity and accessibility. Whether you are a first-time buyer or looking to downsize, this charming property presents a wonderful opportunity to own a beautifully renovated property in a great location.

Do not miss the chance to make this lovely house your new home.

Kitchen

8'1" x 7'4"

This well-appointed kitchen features a practical layout with sleek cabinetry in a muted grey tone. The space is complemented by a fridge, modern electric hob and oven integrated all neatly into the work surfaces, which provide ample space for meal preparation. A stainless steel sink is positioned under the window, allowing plenty of natural light to stream in. The flooring is a light, wood-effect laminate, enhancing the bright and clean feel of the room. The kitchen opens directly into the adjacent living area, offering a convenient flow for everyday living. Fiberglass Composite external door.

Living Room

15'4" max x 14'0" max

This spacious living room benefits from two windows, which flood the room with natural light, highlighting the neutral decor and light wood-effect flooring that runs throughout the ground floor. A striking fireplace with a simple surround acts as a focal point without overwhelming the space. The room is bright and airy, with crisp white walls and a chair rail detail that adds subtle character. Doors lead off to the entrance hall and kitchen, creating a welcoming and flexible living area. There is also an understairs area with stairs down to a useful basement room with socket and space for a freezer.

Hallway, Stairs and Landing

Entrance hall with a fibreglass composite front door and window light above, staircase leading off to the landing area with internals doors off to all first floor rooms.

Bedroom 1

15'5" x 9'9" plus recess

The larger of the two bedrooms is a generous space with a window that allows plenty of daylight to brighten the room. Neutral walls combine with a dark, plush carpet to create a modern and understated look. A central chimney breast painted in a contrasting dark shade adds architectural interest, while the room's size offers flexibility for bedroom furniture and storage arrangements.

Bedroom 2

12'1" max x 6'11" max

This smaller bedroom is a cosy space with a window that brings in natural light, complementing the soft, dark carpeting and light neutral walls. The room's vertical dimensions are emphasised by a high ceiling and a tall wall painted in a warm grey tone, adding depth and interest. This room is well suited as a single bedroom or a home office, with sufficient space for essential furniture and a fitted storage cupboard over the bulkhead.

Bathroom

8'1" x 5'6"

The bathroom features a clean, modern look with grey walls complementing the white sanitaryware. There is a combined bath and shower with a glass screen and a contemporary white pedestal sink, alongside a close-coupled toilet. A frosted window allows natural light in while maintaining privacy, and the flooring is a dark, practical vinyl that contrasts nicely with the lighter walls.



Front Garden

The front garden offers a private outdoor space that is neatly divided into a decked area and a lawn. The decked section provides an ideal spot for outdoor seating or dining, enclosed by railings for safety and aesthetic appeal with courtesy light. Beyond the deck, a paved path runs alongside the lawn, which is bordered by tall wooden fencing that ensures privacy. This well-maintained garden is perfect for relaxing or entertaining in a quiet setting with a gated access to a rear walkway.

Rear Exterior

The rear exterior presents a traditional red brick terraced house with a courtyard style garden enclosed by a low brick wall. This well-maintained exterior reflects the character of the local area while offering an appealing street presence. An access road runs across the rear which also provides a parking space.

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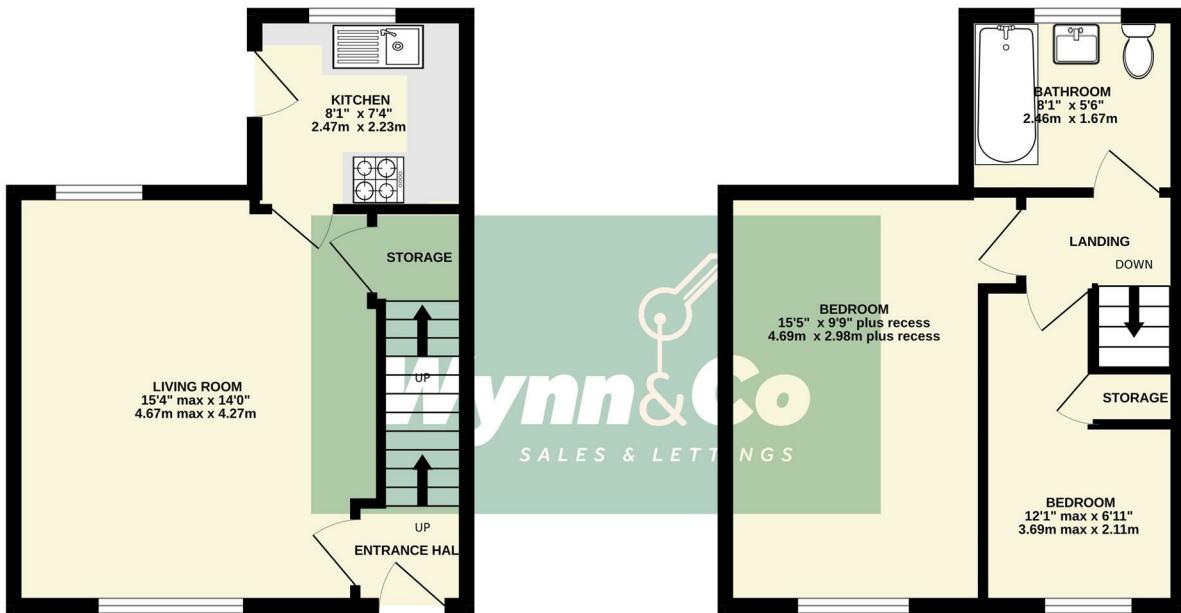


53 Nell Gap Lane, Middletown, Wakefield, WF4 4PG



GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.

1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TWO BEDROOM MID TERRACE HOUSE

TOTAL FLOOR AREA: 649 sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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