

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



5 Nell Gap Lane, Middlestown, Wakefield, WF4 4PF

For Sale Freehold £195,000

Situated in the sought after area of Middlestown is this well presented three bedroom mid terrace property benefitting from two off street parking spaces and an enclosed rear garden.

The property briefly comprises of the entrance hall, kitchen/dining room and lounge. The first floor landing leads to three bedrooms and house bathroom. Outside to the rear is an enclosed garden mainly laid to lawn with flagged patio seating area with side gate leading to two off street parking spaces.

The property is ideally located for all local shops and amenities including local schools. Whilst only being a short drive away from surrounding town such as Horbury and Ossett, with the motorway accessible, perfect for those looking to travel further afield.

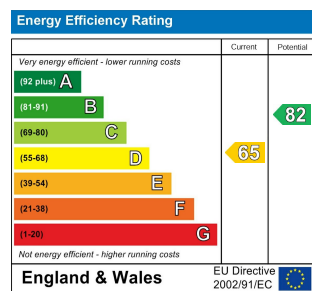
Ready to move into, this property could make a fantastic home and a viewing comes highly recommended.

**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

UPVC front entrance door, stairs to the first floor and door the kitchen/dining room.

### KITCHEN/DINING ROOM

14'7" x 14'3" [max] [4.47m x 4.35m [max]]

Range of wall and base units with stainless steel sink and drainer unit, integrated oven with hob and cooker hood. Space for a fridge/freezer, space for a washing machine, central heating radiator, UPVC double glazed window to the front elevation and door through to the lounge.

### LOUNGE

17'4" x 14'8" [5.30m x 4.48m]

UPVC double glazed window and door to the rear elevation, central heating radiator and wall mounted electric fire.



### FIRST FLOOR LANDING

Doors to three bedrooms and bathroom.

### BEDROOM ONE

14'7" x 9'1" [4.46m x 2.77m]

UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM TWO

14'9" x 9'1" [4.50m x 2.77m]

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



### BEDROOM THREE

11'7" x 7'11" [3.54 x 2.42m]

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



### BATHROOM/W.C.

11'3" [max] x 7'11" [max] [3.45m [max] x 2.42m [max]]

Three piece suite comprising wall mounted shower

over the bath with glass screen, wash hand basin and low flush w.c. UPVC double glazed window to the front elevation and central heating radiator.



### OUTSIDE

To the rear of the property is a flagged garden seating area and lawned garden, surrounded by timer fencing with side gate leading to two off street parking spaces.



### 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.