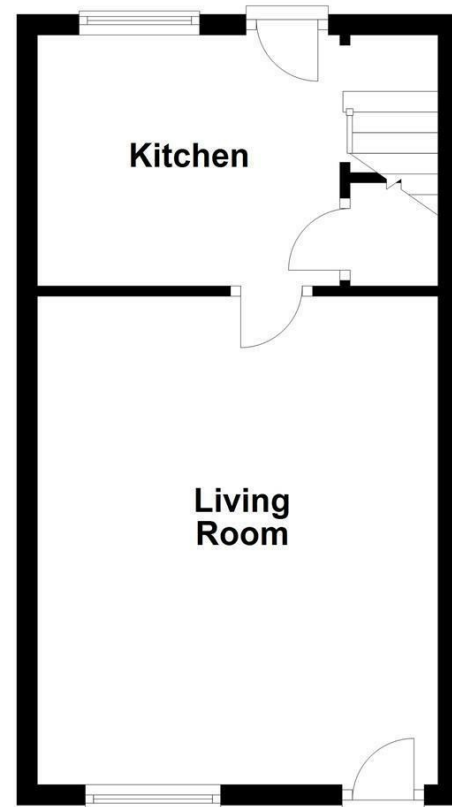


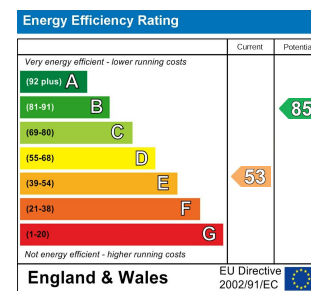
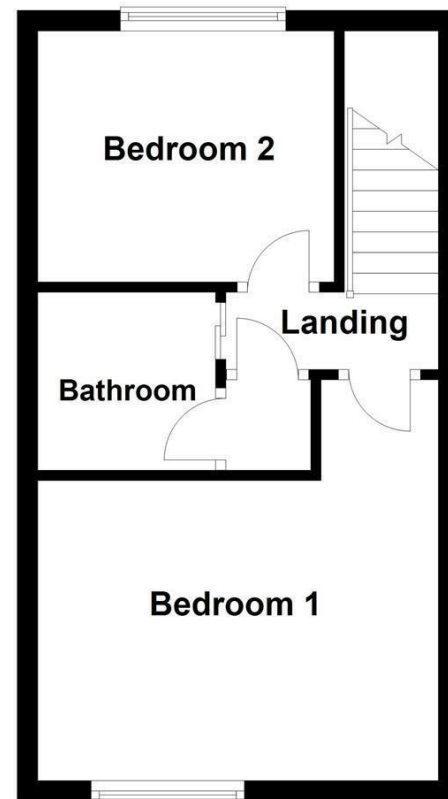


WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844

Ground Floor



First Floor



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.



36 Thornhill Road, Middlestown, Wakefield, WF4 4RU

For Sale Freehold £175,000

Well appointed throughout is this attractive and extended two bedroom end terrace benefitting from being recently redecorated and new carpets throughout.

With UPVC double glazing and gas central heating, the property fully comprises living room, modern fitted kitchen, stairs to first floor to two bedrooms and modern house bathroom/w.c. Outside there is off street parking to the rear with detached garage and a low maintenance garden behind.

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

A fantastic opportunity for the first time buyer, professional couple or those looking to downsize and an early viewing comes highly recommended to avoid disappointment.



ACCOMMODATION

LIVING ROOM

15'7" x 12'8" [4.76m x 3.88m]

UPVC double glazed window to the front and feature multi fuel burner with exposed brick back surround and stone hearth. Coving to the ceiling and door leading through into modern fitted kitchen.



KITCHEN

9'7" x 8'0" [2.94m x 2.46m]

Door to under stair storage and door to first floor landing. UPVC double glazed window and door to the rear. Range of modern fitted wall and base units

with work surface over incorporating stainless steel sink and drainer, integrated oven and grill with stainless steel four ring gas hob and stainless steel filter hood above. Drawers down the base units. Combination boiler is housed within the kitchen.



FIRST FLOOR LANDING

Access to two bedrooms, storage cupboard and bathroom/w.c.

BEDROOM ONE

12'7" x 12'3" [3.86m x 3.75m]

UPVC double glazed window to the front, coving to the ceiling and radiator.



BEDROOM TWO

9'3" x 7'11" [2.84m x 2.42m]

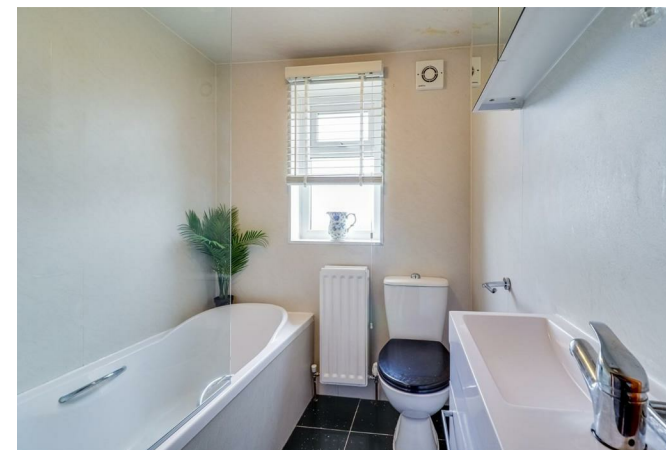
UPVC double glazed window to the rear and radiator.



BATHROOM/W.C.

5'5" x 5'5" [1.66m x 1.66m]

Three piece white suite comprising low flush w.c., wash basin with vanity units, panelled bath with shower over. Quartz tiled floor, radiator and UPVC double glazed frosted window to the side.



OUTSIDE

To the rear of the property there is off street parking which leads to a good sized detached garage with electric up and over doors, which could be used for a variety of purpose. At the rear of the garage, there is a low maintenance flagged garden enjoying a good degree of privacy.



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.