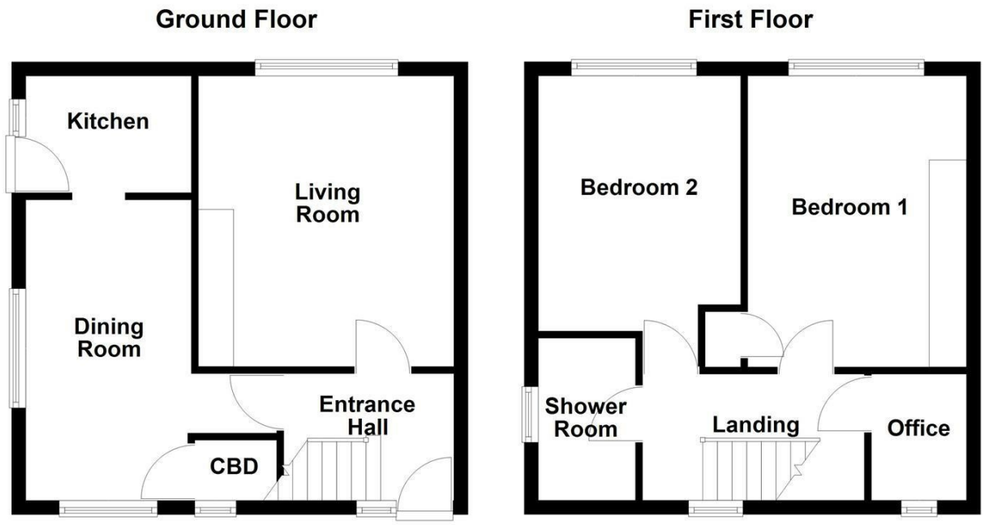
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





33 Ridge Crescent, Middlestown, Wakefield, WF4 4QS

For Sale Freehold Offers In The Region Of £180,000

A fantastic opportunity to purchase this two bedroom semi detached property, occupying a corner plot position and situated in the highly sought after village of Middlestown.

The property briefly comprises of the entrance hall providing access to a downstairs w.c., spacious living room, separate dining room and kitchen. The first floor landing leads to two bedrooms, three piece shower room and office. Outside, to the front is a driveway providing off road parking for two vehicles and a lawned garden. There is a low maintenance concrete side garden with greenhouse and large timer shed, surrounded by timber fencing and brick walls.

The location is ideal for a wide range of buyers, offering convenient access to local amenities and reputable schools, with regular bus services running to and from Wakefield city centre, as well as Huddersfield and Holmfirth. For those needing to commute further afield, the M1 motorway network is only a short distance away.

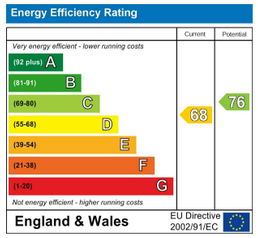
This property represents an excellent purchase, providing quality accommodation in a desirable setting. Offered for sale with no chain and vacant possession, an early viewing is highly recommended to fully appreciate all that this home has to offer and to avoid disappointment.

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 double glazed front entrance door, a UPVC double glazed frosted window to the front aspect, central heating radiator and staircase to the first floor landing. Doors provide access into the living room and dining room.

LIVING ROOM
13'6" x 10'0" (min) x 11'8" (max) (4.14m x 3.07m (min) x 3.57m (max))
UPVC double glazed window overlooking the rear aspect, central heating radiator, coving to the ceiling and a built-in electric fire.



DINING ROOM
11'8" (max) x 7'5" (min) x 14'0" (3.58m (max) x 2.28m (min) x 4.27m)
Dual aspect room with two single glazed windows, one overlooking the front aspect and one to the side. Coving to the ceiling, central heating radiator, access to understairs storage cupboard (with fixed shelving and lighting) and an archway leading into the separate kitchen.



KITCHEN
5'7" x 7'10" (1.71m x 2.39m)
Range of wall and base units with laminate work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for under counter appliances, integrated oven and grill with four ring gas hob and cooker hood above, and integrated under counter fridge/freezer. UPVC double glazed frosted window to the side and UPVC double glazed side door. Fully tiled floor.

FIRST FLOOR LANDING
UPVC double glazed window to the front elevation, loft access, and four doors leading to the modern shower room, two bedrooms and the office.

SHOWER ROOM/W.C.
4'6" x 7'6" (1.38m x 2.29m)
Three piece suite including low flush concealed cistern w.c., wash basin with mixer tap set into high gloss vanity units, and large shower cubicle with glass sliding door, mixer shower, rain shower head and handheld attachment. Inset spotlights, chrome ladder radiator, two UPVC frosted windows (side and front) and laminate flooring.



BEDROOM ONE
13'7" x 10'2" (4.15m x 3.11m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, large fitted double wardrobe with mirrored sliding doors and additional single built-in wardrobe.



BEDROOM TWO
13'10" (max) x 12'1" (min) x 9'4" (4.22m (max) x 3.70m (min) x 2.85m)
UPVC double glazed rear window, central heating radiator and fixed shelving to one wall.



OFFICE
4'5" x 5'11" (1.37m x 1.81m)
UPVC double glazed front window, fixed wall shelving and lighting.

OUTSIDE
Timber swing gates open onto a private block paved driveway which extends into a concrete driveway providing off road parking for two vehicles. To the right is a planted border beside the concrete pathway leading to the front door, and to the left is an attractive lawn garden with planted borders and a pathway to a cast iron side gate. A hard concrete side garden houses a greenhouse and leads to a large timber shed with double front doors positioned at the rear. There is an outside water tap at the back of the house, two sensor controlled lights to the side, and two to the front. Timber panel fencing and solid brick walls enclose the front, side, and rear gardens completely.



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.