

property details **approval form**

36 Ridge Road, Middlestown, WAKEFIELD, West Yorkshire, England, WF4 4QW

Date: 26 February 2026

Property Ref and Version: WAK127866 - 0002

selling your home with us!



**william
h brown**

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

T 01924 381381 **E** Wakefield@williamhbrown.co.uk

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>> **price**

£200,000

Tenure: Freehold

>> **key features**

- > Two bedroom semi-detached
- > Off road parking
- > No chain
- > Enclosed rear garden
- > Perfect for first time buyers
- > EPC Rating: Awaiting

>> **short description**

Oiro £200,000. Offered to market with no onward chain. Viewings highly recommended to fully appreciate what this home has to offer.

>> **long description**

Oiro £200,000. A two double bedroom semi-detached family home situated in the highly popular and semi-rural location of Middlestown not to be missed! This home is immaculately presented throughout bright, airy and spacious and ready to move into. Briefly comprising of entrance hall, living room, kitchen diner, downstairs shower room. To the first floor you will find master bedroom, second double bedroom then the previous third bedroom that has a wc and wash hand basin in that could be easily changed back to bedroom three. Externally a driveway to the front of the property providing off road parking. To the rear, an enclosed private and secure garden area. This home is located with great access to schooling, transport links, local amenities and lovely walks. Offered to market with no onward chain. Viewings highly recommended to fully appreciate what this home has to offer.

>> **directions**

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>> **Agent Note**

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>> **room description**

Lounge

11' 1" max x 13' max (3.38m max x 3.96m max)

Kitchen

9' max x 12' max (2.74m max x 3.66m max)

Bedroom One

11' 1" max x 15' 1" max (3.38m max x 4.60m max)

Bedroom Two

10' max x 9' 1" max (3.05m max x 2.77m max)

Bathroom

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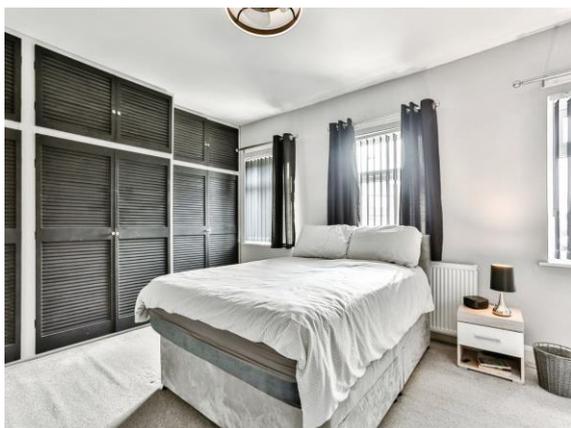
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>> property images



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>> **property images**



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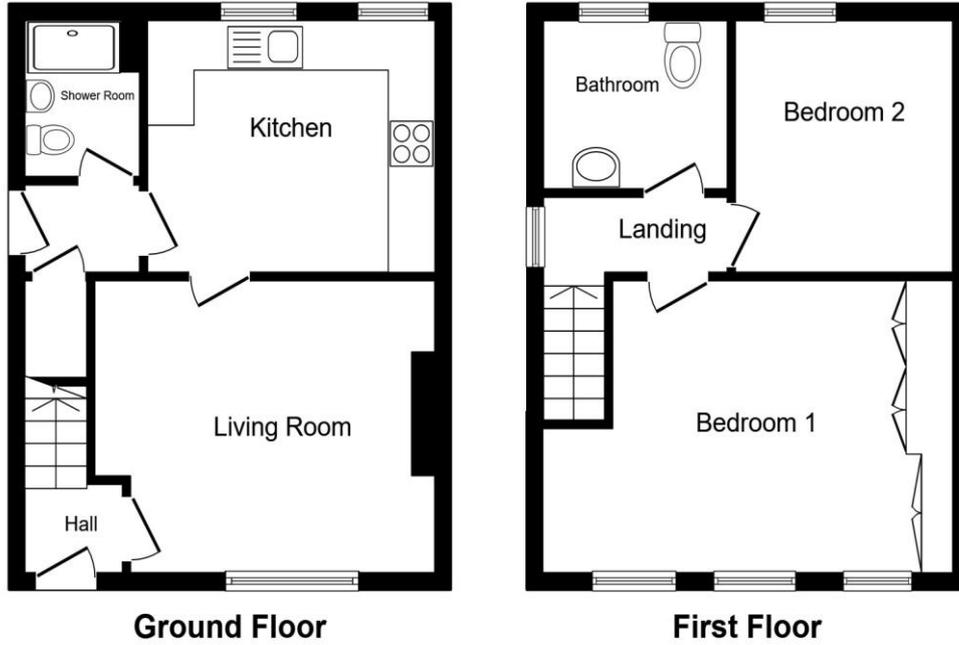
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>> floor plan



Total floor area 70.6 m² (760 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
Louella Halpin		
Mr I. Etchells		

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