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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.



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

NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | 01977 798 844



17 Stonecliffe Drive, Middlestown, Wakefield, WF4 4QD
For Sale Freehold £260,000

Tucked away within a cul de sac in the sought after village of Middlestown is this well presented three bedroom semi detached home. Offering generous living space, the property further benefits from gardens to both the front and rear, off road parking, and a detached single garage, making it an opportunity not to be missed.

The accommodation briefly comprises an entrance hall with staircase rising to the first floor landing and a door leading into the living room. The living room opens into the dining room, which in turn provides access to the fitted kitchen positioned to the rear of the property. To the first floor landing there is loft access and doors leading to three bedrooms and the house bathroom. Externally, the property enjoys a lawned front garden alongside a concrete driveway providing off road parking and leading to a single detached garage with up and over door. To the rear is a generously sized, low maintenance garden featuring a large paved patio area ideal for outdoor dining and entertaining, complemented by planted beds, stone boundary walls, and fencing, with space for a summerhouse if desired. The garden is fully enclosed, offering a good degree of privacy.

Middlestown is an ideal location for a wide range of buyers, conveniently positioned for local shops, schools, and well regarded public houses. A broader range of amenities can be found in nearby towns and cities including Wakefield, Ossett, and Horbury. Local bus routes serve the area, while mainline train stations at Wakefield Westgate, Wakefield Kirkgate, and Dewsbury provide excellent commuter links. The M1 motorway is also within easy reach, making this an excellent choice for those needing to travel further afield.

An early internal inspection is highly recommended to fully appreciate what this home has to offer. The property would make an ideal purchase for a first time buyer, growing family, or professional couple, and viewings are strongly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

A frosted UPVC double glazed entrance door leads into the hallway, coving to the ceiling, central heating radiator, staircase providing access to the first floor landing, and a door leading through to the living room.

LIVING ROOM

15'8" x 13'7" [max] x 11'11" [min] [4.80m x 4.15m [max] x 3.65m [min]]

UPVC double glazed bow window to the front, coving to the ceiling, central heating radiator, gas fireplace with a marble hearth, surround and mantle and an understairs storage cupboard. Opening to the dining room.



DINING ROOM

9'1" x 7'9" [2.77m x 2.38m]

UPVC double glazed windows looking out to the rear garden, coving to the ceiling, two central heating radiators and open access to the kitchen.



KITCHEN

8'11" x 8'8" [2.73m x 2.66m]

UPVC double glazed windows and doors to the rear garden, coving to the ceiling. A range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring gas hob with extractor hood above, integrated oven, integrated fridge freezer, and space with plumbing for a washing machine and tumble dryer.

FIRST FLOOR LANDING

UPVC double glazed window to the side, coving to the ceiling, loft access, and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

11'10" x 9'1" [3.62m x 2.78m]

UPVC double glazed window to the front, central heating radiator, and a range of fitted wardrobes with partially mirrored doors.

BEDROOM TWO

11'9" x 9'1" [3.60m x 2.78m]

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, spotlights.



BEDROOM THREE

8'5" x 7'7" [2.57m x 2.32m]

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



BATHROOM

7'6" x 6'8" [2.30m x 2.04m]

Two frosted UPVC double glazed windows to the rear, spotlighting, extractor fan, chrome heated towel radiator. A low flush W.C., pedestal wash basin with mixer tap, and a panelled bath with mixer tap and electric shower over with glass shower screen.



OUTSIDE

To the front, the property benefits from a lawned garden with access to a concrete driveway providing off road parking, which leads down the side to a single detached garage with an up and over door. The rear garden is mainly laid to a concrete patio, ideal for outdoor dining and entertaining, with tiered planted beds featuring dry stone walling, space for a summer house, and enclosed by timber fencing and boundary walls.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.