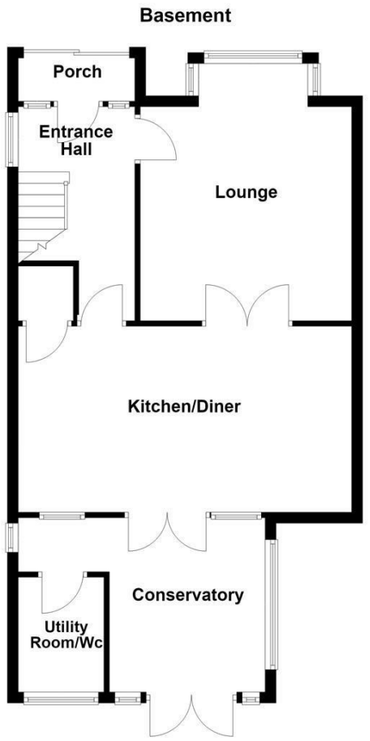
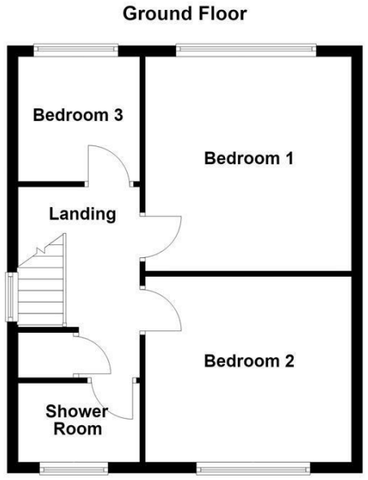




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



97 Sandy Lane, Middlestown, Wakefield, WF4 4PP

For Sale Freehold £365,000

Set back from the main roadside and enjoying attractive open views over fields and adjoining countryside to both the front and rear is this deceptively spacious and extended three bedroom semi detached home.

Benefitting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance porch, entrance hall, lounge, spacious open plan kitchen diner, conservatory and utility room/W.C. To the first floor are three bedrooms, two of which are generous doubles, together with a shower room and separate W.C. Externally, to the front is a lawned garden with a tarmacadam driveway providing off street parking beneath a timber framed carport. To the rear is a particularly generous garden arrangement comprising a flagged patio area together with two further large lawned garden plots and two substantial outbuildings offering flexible additional space.

Situated in the popular village of Middlestown, the property is well placed for local shops, schools and amenities, together with countryside walks and Coxley Woods nearby.

Offered for sale with no onward chain and vacant possession, the property would make an ideal home for professional couples, growing families or those looking to downsize.

Please note that the property has a septic tank located within the rear garden and the three rear garden plots are held under three separate titles. Only a full internal inspection will truly reveal everything this spacious home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH
Sliding entrance door leading into the porch. Further door providing access into the main entrance hallway.

ENTRANCE HALL
UPVC double glazed window overlooking the side elevation. Central heating radiator, coving to the ceiling and staircase providing access to the first floor landing. Doors provide access to the dining room and lounge.

LOUNGE
15'1" x 12'6" (4.60m x 3.83m)
UPVC double glazed bay window overlooking the front elevation. Laminate flooring, coving to the ceiling and central heating radiator. French doors opening into the kitchen diner.



OPEN PLAN KITCHEN DINER
20'4" x 11'1" (6.20m x 3.38m)
Feature electric fire with attractive surround. Frosted UPVC double glazed window overlooking the rear elevation. Further UPVC double glazed window and French doors leading into the conservatory. Fitted with a modern range of wall and base units with work surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap. Space for a cooker with pull-out extractor hood above. Integrated fridge and freezer. Tiled splashbacks to the kitchen area. Central heating radiator and useful understairs storage cupboard.

CONSERVATORY
12'0" x 9'4" (3.66m x 2.85m)
UPVC double glazed windows overlooking the side and rear elevations. French doors providing access to the rear garden. Wood effect flooring and central heating radiator. Access through to a lobby area.



LOBBY
Central heating radiator and UPVC double glazed window overlooking the side elevation. Door providing access into the utility room/W.C.

UTILITY ROOM
7'5" x 4'11" (2.27m x 1.52m)
Work surface with space and plumbing for a washing machine beneath. Low flush W.C. and wash basin with tiled splashback. Central heating radiator. Frosted UPVC double glazed window overlooking the rear elevation.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the side elevation. Coving to the ceiling and loft access. The loft is boarded. Doors provide access to three bedrooms, the shower room and separate W.C.

BEDROOM ONE
12'11" x 12'5" (3.94m x 3.80m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and coving to the ceiling. Fitted wardrobes incorporating a dressing table area to one wall. Enjoying an open outlook over fields and adjoining countryside.



BEDROOM TWO
12'7" x 11'1" (3.84m x 3.40m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator and coving to the ceiling. Fitted wardrobes to one wall. Enjoying open views over fields and adjoining countryside.



BEDROOM THREE
7'6" x 7'4" (2.31m x 2.25m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, coving to the ceiling and overstairs bulkhead. Enjoying an open outlook over fields and adjoining countryside.

SEPERATE W.C.
Low flush W.C. Frosted UPVC double glazed window overlooking the side elevation.

SHOWER ROOM
7'3" x 4'9" (2.21m x 1.47m)
Fitted with a suite comprising pedestal wash basin and shower enclosure with mixer shower and body jets. Tile effect flooring and central heating radiator. Frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
To the front is a lawned garden. A tarmacadam driveway to the side provides good off street parking with a timber framed carport above. To the rear is a low maintenance flagged patio area incorporating a smaller garden section. Beyond this are two further generously sized lawned garden plots. There are also two substantial outbuildings which could be utilised for a variety of purposes. Please note that the three rear garden plots are held under three separate titles. A septic tank is located within the rear garden.



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.

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.

PLEASE NOTE
This property has a septic tank.