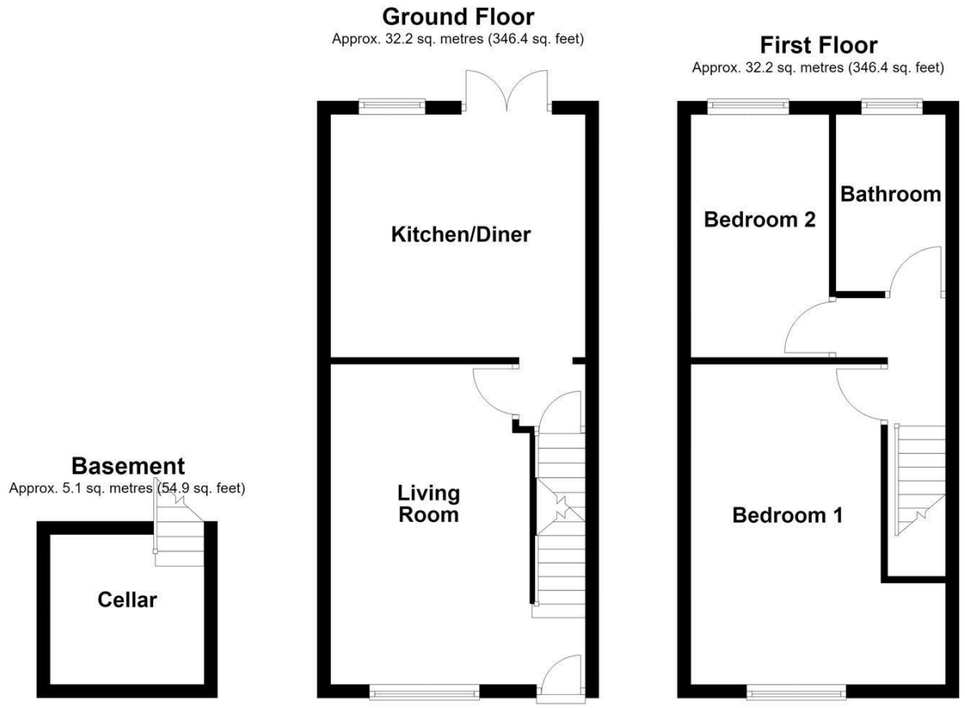


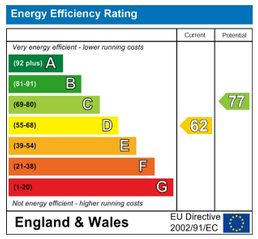
Total area: approx. 69.5 sq. metres (747.7 sq. feet)

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

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

82 New Road, Middlestown, Wakefield, WF4 4NT

For Sale Freehold £199,000

A superb opportunity to purchase this attractive two bedroom semi detached cottage, situated in the popular village of Middlestown. Offered to the market with no chain, offering deceptively spacious accommodation, two double bedrooms, a generous kitchen diner, useful cellar space, large detached garage and low maintenance gardens, this charming property is ideally suited to first time buyers, professional couples or those looking to downsize.

The property is approached through a cast iron gate with a paved pathway leading through the low maintenance gravelled front garden and paved patio area, all enclosed by stone walling and timber fencing. The accommodation briefly comprises a spacious living room with laminate flooring and a staircase leading to the first floor. An inner hallway provides access to the generous kitchen diner, fitted with a range of integrated appliances and French doors opening directly onto the rear garden. A further door provides access to a vaulted cellar on the lower ground floor, benefitting from lighting and providing useful additional storage. To the first floor, the landing provides access to two well proportioned double bedrooms and a modern three piece family bathroom. Externally, the enclosed rear garden has been designed for ease of maintenance and is predominantly paved, providing an ideal space for outdoor dining and entertaining. There is a large detached garage with electric, accessed from the patio and accessed driving via Thornhill Road.

The property is conveniently positioned close to a range of local amenities and schools, with regular bus services providing connections to Wakefield and Huddersfield. The M1 motorway network is also only a short drive away, making the property particularly attractive to commuters.

An early viewing is highly recommended to fully appreciate all that this charming cottage has to offer.

ACCOMMODATION

LIVING ROOM
15'7" x 12'7" (4.75m x 3.86m)

Composite front entrance door leading into the living room. Staircase with handrail leading to the first floor landing, coving to the ceiling, UPVC double glazed window overlooking the front aspect, central heating radiator and frosted UPVC double glazed panel above the entrance door. Laminate flooring and door providing access to the inner hallway.

INNER HALLWAY
Laminate flooring, staircase providing access down to the vaulted cellar and opening through to the kitchen diner.

CELLAR
9'1" x 7'3" (2.78m x 2.23m)

Useful vaulted cellar with lighting.

KITCHEN/DINER
13'2" x 11'10" (4.03m x 3.63m)

Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Stainless steel sink and drainer with swan neck mixer tap, integrated oven and grill, four ring gas hob with cooker hood above, integrated washing machine, integrated tumble dryer, integrated fridge and separate integrated freezer. UPVC double glazed window overlooking the rear aspect and a set of UPVC double glazed French doors leading out to the rear garden. Display cabinets with glazed fronts, under cabinet lighting, central heating radiator, tiled flooring, inset spotlights to the ceiling and combination boiler housed within one of the kitchen cupboards.

FIRST FLOOR LANDING
Providing access to two bedrooms and the modern house bathroom. Laminate flooring and loft access.

BEDROOM ONE
15'7" x 12'8" (4.76m x 3.88)

Laminate flooring, coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the front elevation.

BEDROOM TWO
6'9" x 11'10" (2.07m x 3.63m)

Coving to the ceiling, UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.

BATHROOM/W.C.
8'3" x 5'8" (2.54m x 1.73m)

Fitted with a modern three piece suite comprising panelled bath with fully tiled surround, mixer tap, shower over and glass shower screen, circular wash basin with chrome mixer tap set within a vanity unit and low flush W.C. Fully tiled walls and tiled flooring, frosted UPVC double glazed window overlooking the rear elevation, inset spotlights to the ceiling and chrome ladder style central heating radiator.

OUTSIDE
To the front of the property is a cast iron gate providing access onto a paved pathway, with a low maintenance pebbled garden and paved patio area beneath the living room window. The frontage is enclosed by timber fencing, brick built walls and mature hedging. To the rear is a low maintenance patio area, ideal for outdoor dining and entertaining, with an external water connection beneath the kitchen window and outside lighting, fully enclosed by brick built walls. There is a large detached garage with electric, accessed from the patio and accessed driving via Thornhill Road.

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.