



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



60 Ramsey Road, Middlestown, Wakefield, WF4 4QH

For Sale Freehold £200,000

Situated on a generous corner plot in the popular village of Middlestown is this well presented three bedroom semi detached home, offering spacious accommodation, attractive gardens and a modern kitchen and shower room. Ready to move straight into, the property would make an ideal purchase for first time buyers, professional couples or small families.

The accommodation briefly comprises a welcoming entrance hall, spacious living room and a modern kitchen diner. To the first floor are three well proportioned bedrooms and a contemporary shower room. Externally, the property benefits from a shared driveway to the side, together with low maintenance gardens to both the front and rear.

Middlestown is a popular and convenient location, well placed for a range of local shops, schools and everyday amenities. The property also enjoys good access to surrounding areas including Wakefield and Horbury, making it ideal for commuters.

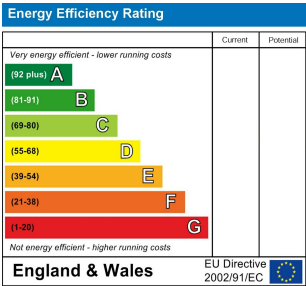
An early viewing is highly recommended to fully appreciate all that this attractive home has to offer.

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

Main entrance hall with useful built-in understairs storage cupboard, central heating radiator and access to the living room and kitchen diner.

LIVING ROOM

18'6" x 12'0" [5.65m x 3.66m]

UPVC double glazed windows overlooking the front and rear elevations, two central heating radiators and feature gas fire with decorative surround.



KITCHEN/DINER

12'5" x 11'5" [3.79m x 3.49m]

Integrated gas hob with cooker hood above, integrated

oven, integrated dishwasher and integrated fridge. Useful built-in understairs storage cupboard and tiled splashbacks. Two UPVC double glazed windows overlooking the rear elevation together with a further UPVC double glazed window to the side. Central heating radiator and a modern fitted kitchen comprising a range of wall and base units providing ample storage.



FIRST FLOOR LANDING

Providing access to three bedrooms and the shower room.

BEDROOM ONE

11'6" x 11'5" [3.53m x 3.50m]

UPVC double glazed windows overlooking the rear elevation, central heating radiator and built-in storage cupboard.



BEDROOM TWO

13'5" x 11'6" [4.11m x 3.52m]

UPVC double glazed windows overlooking the rear elevation and central heating radiator.



BEDROOM THREE

9'1" x 7'10" [2.77m x 2.41m]

UPVC double glazed windows overlooking the front elevation, central heating radiator and built-in storage cupboard.



SHOWER ROOM/W.C.

5'4" x 4'5" [1.64m x 1.36m]

Frosted UPVC double glazed window to the side

elevation. Fitted with a walk-in shower enclosure with wall mounted shower and glazed screen, low flush W.C. and vanity wash hand basin with mixer tap. Black ladder style radiator and fully tiled walls.



OUTSIDE

To the rear of the property is a lawned garden with space for a greenhouse and useful brick built outhouse. A shared driveway provides access, while to the front is a further low maintenance lawned garden.



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.