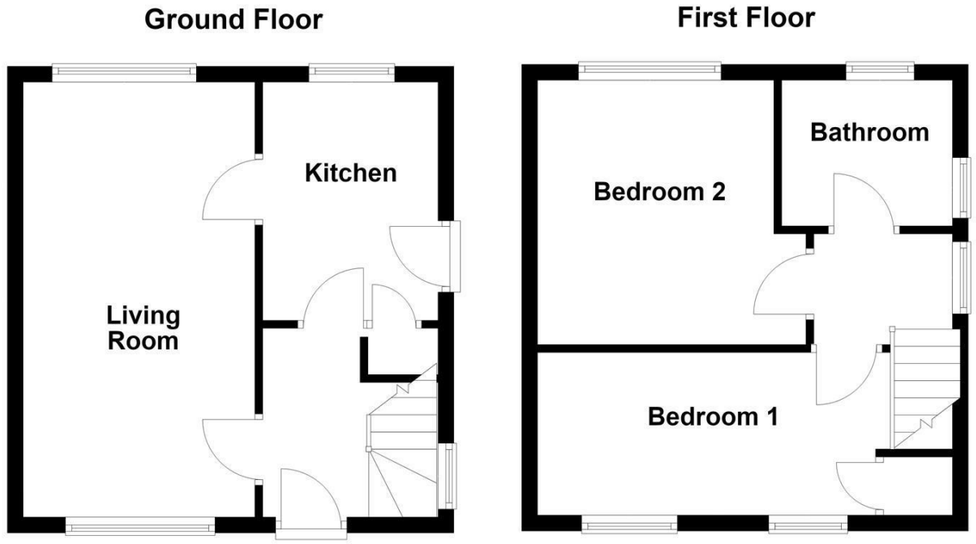
Richard Kendall Estate Agent

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11 Newhall Garth, Middleton, Leeds, LS10 3QX

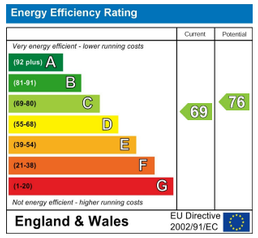
For Sale Freehold £169,950

Offered to the market with vacant possession and no onward chain is this two bedroom semi detached home, situated in Middleton, Leeds.

The accommodation briefly comprises an entrance hall with useful understairs storage, a spacious dual aspect lounge and a fitted kitchen with access to the rear garden. The kitchen also houses the Vaillant combination boiler and provides space for a range of freestanding appliances. To the first floor are two double bedrooms and a three piece bathroom, together with loft access from the landing. Externally, the property benefits from low maintenance front and side gardens, together with a tiered rear garden incorporating flagged patio areas, artificial lawn and a useful brick-built outbuilding.

The property would make an ideal purchase for first time buyers, professional couples or smaller families. Middleton is well placed for local shops, amenities and schools, with convenient access towards Leeds city centre and the motorway network for those travelling further afield.

Only a full internal inspection will truly reveal everything this appealing home has to offer. An early viewing is highly recommended.



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*

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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
Composite front entrance door leading into the entrance hall. Laminate flooring, central heating radiator and staircase providing access to the first floor landing. Useful understairs storage. Openings provide access into the lounge and kitchen.

LOUNGE
19'1" x 10'1" (5.83m x 3.09m)
UPVC double glazed windows overlooking the front and rear elevations. Laminate flooring, two central heating radiators and feature electric fireplace with decorative surround.



KITCHEN
10'2" x 8'0" (3.11m x 2.44m)
UPVC double glazed window overlooking the rear elevation. Fitted with a range of wall and base units with laminate work surfaces over. Space and plumbing for a washing machine, space for a fridge freezer and space for a freestanding double oven with hob above. Vaillant gas fired combination boiler housed within the kitchen. Linoleum flooring, inset spotlights to the ceiling and useful understairs storage. UPVC door providing access to the rear garden.



FIRST FLOOR LANDING
Carpeted staircase leading to the first floor. UPVC double glazed windows overlooking the side elevation. Laminate flooring and loft access. Doors provide access to two bedrooms and the bathroom.

BATHROOM
7'0" x 5'2" (2.14m x 1.58m)
Fitted with a three piece suite comprising low flush W.C., vanity wash basin with mixer tap and panelled bath with mixer tap and shower attachment. Fully tiled walls, linoleum flooring and chrome ladder style heated towel radiator. Clad ceiling with inset spotlights and extractor fan. Frosted UPVC double glazed window overlooking the rear elevation.



BEDROOM TWO
12'3" x 9'8" (3.74m x 2.95m)
UPVC double glazed window overlooking the rear elevation. Laminate flooring and central heating radiator.



BEDROOM ONE
14'11" x 7'4" (4.55m x 2.25m)
Two UPVC double glazed windows overlooking the front elevation. Laminate flooring and useful overstairs storage.



OUTSIDE
To the front is a low maintenance artificial lawned garden with a flagged concrete patio area leading to the entrance door. To the side is a further artificial lawned area enclosed by timber fencing. To the rear is a tiered garden with flagged patio areas and a further artificial lawned section. The garden is enclosed by timber fencing. There is also a detached brick-built outbuilding with UPVC entrance door and timber framed single glazed windows.



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 Pontefract 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.