Richard Kendall Estate Agent

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9 Cross Road, Middlestown, Wakefield, WF4 4QE

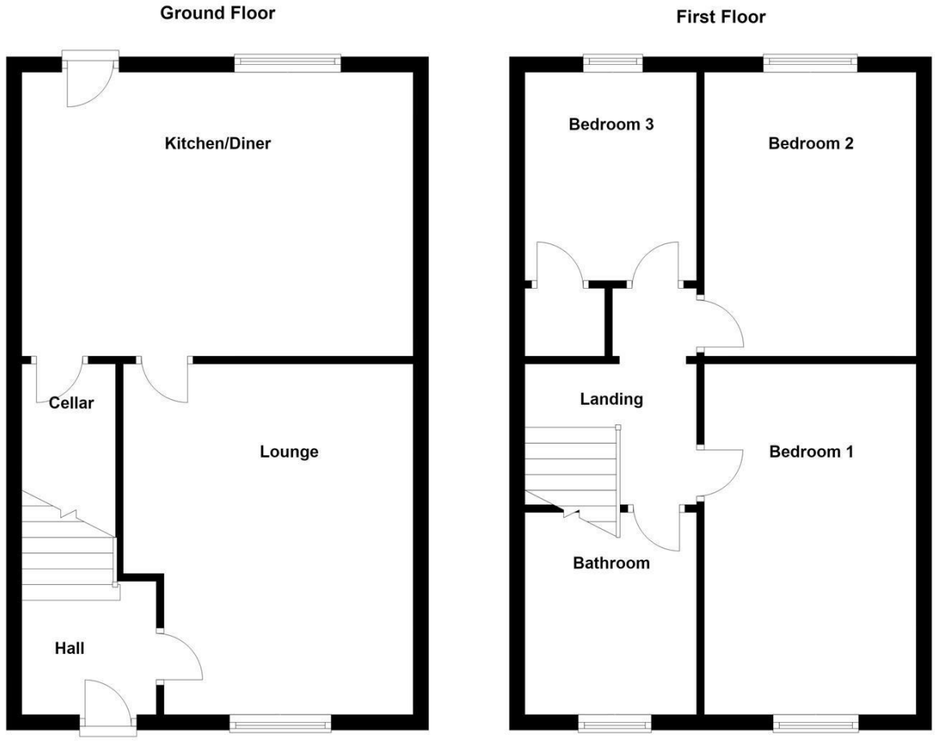
For Sale Freehold Offers In The Region Of £219,950

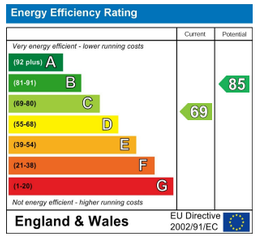
Having undergone a programme of renovation to an impressive standard throughout is this beautifully presented three bedroom end terrace property, offering spacious and well proportioned accommodation, together with an attractive enclosed rear garden. Ideally suited to first time buyers, professional couples or growing families, this superb home is ready to move into and enjoy.

The accommodation briefly comprises a welcoming entrance hall, spacious living room and a modern kitchen diner, providing an excellent space for everyday living and entertaining. A useful storage cellar offers additional practicality. To the first floor are three well proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from shared access to the rear, leading to an attractive, low maintenance enclosed garden, providing an ideal space for outdoor dining and relaxation.

Situated within the popular village of Middlestown, the property is conveniently positioned for a range of local shops, schools and everyday amenities. The surrounding towns of Wakefield, Ossett and Dewsbury are also readily accessible, offering a wider selection of shopping, leisure and transport facilities.

Having been tastefully renovated throughout, this attractive home offers an excellent opportunity for buyers seeking a property with modern interiors and practical accommodation. An early internal viewing is highly recommended to fully appreciate all that this property 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
Front entrance door leading into the main hallway. Staircase providing access to the first floor landing and door leading through into the lounge.

LOUNGE
16'0" x 13'5" (4.88m x 4.11m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, wall lights and feature open fireplace. Door providing access into the kitchen diner.



KITCHEN/DINER
16'8" x 11'11" (5.09m x 3.64m)
UPVC double glazed window and door overlooking and providing access to the rear elevation. Central heating radiator and inset spotlights to the ceiling. Recently renovated and fitted with a modern range of wall and base units with laminate work surfaces over. Induction hob with extractor hood above, integrated oven, space for a fridge freezer and space and plumbing for a washing machine.



FIRST FLOOR LANDING
Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE
16'0" x 10'2" (4.89m x 3.10m)
UPVC double glazed window overlooking the front elevation. Central heating radiator and wall lights.



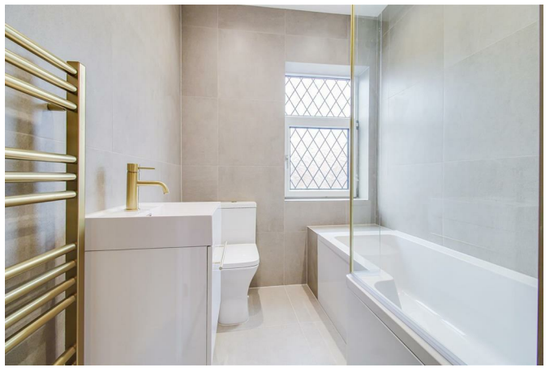
BEDROOM TWO
12'0" x 8'3" (3.67m x 2.52m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator.



BEDROOM THREE
8'9" x 8'1" (2.67m x 2.47m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator.



BATHROOM/W.C.
8'7" x 7'3" (2.62m x 2.23m)
Recently renovated and fitted with a modern three piece suite comprising panelled bath with wall mounted shower over and glazed shower screen, vanity wash hand basin with mixer tap and low flush W.C. Chrome ladder style heated towel radiator and fully panelled walls. UPVC double glazed window overlooking the rear elevation.



OUTSIDE
To the rear is a low maintenance flagged garden. The front is also designed for low maintenance, with access available via a side gate.



COUNCIL TAX BAND
The council tax band for this property is B.

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.