



WAKEFIELD  
01924 291 294

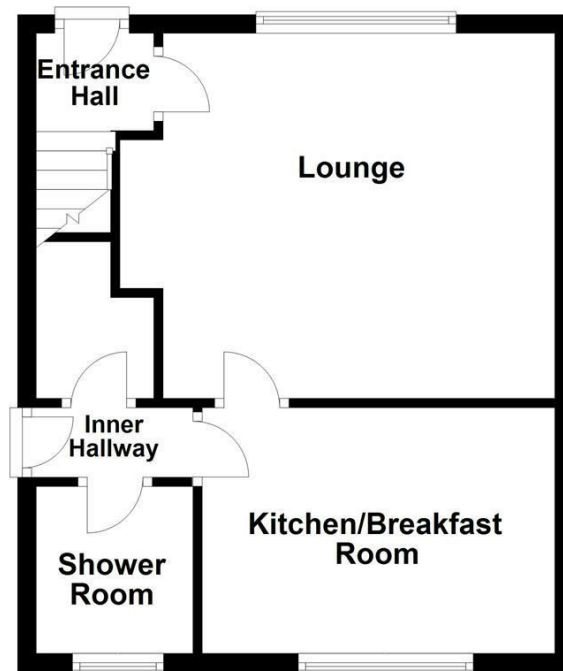
OSSETT  
01924 266 555

HORBURY  
01924 260 022

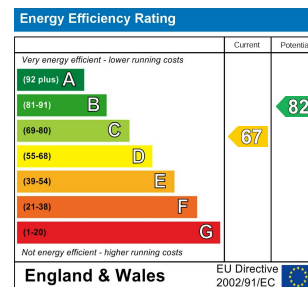
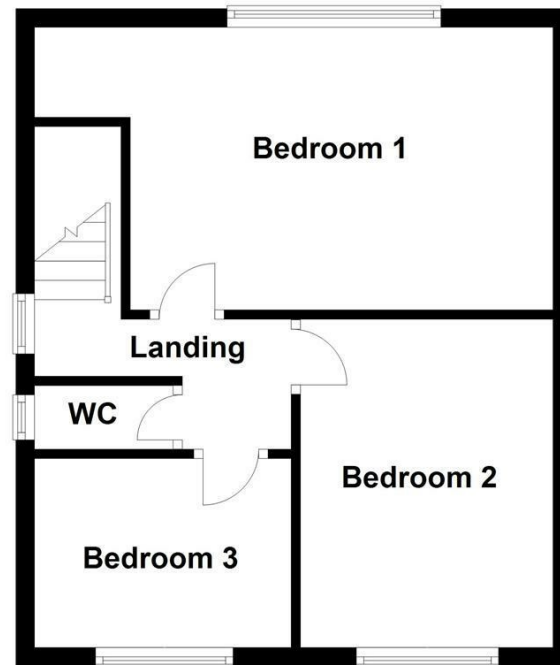
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



**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.



**2 Nellgap Avenue, Middlestown, Wakefield, WF4 4PJ**

**For Sale Freehold £180,000**

Occupying a corner plot position with potential to extend or develop further subject to planning consent is this three bedroom semi detached home benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, kitchen, inner hallway leading to modern shower room/w.c. Stairs to the first floor lead to three bedrooms and separate w.c. Outside, there are lawned gardens to the front, side and rear with driveway providing off street parking.

The property is well placed to local amenities including shops and schools with local bus routes nearby and the motorway network only a short drive away.

In need of updating, however, offering much potential and is offered for sale with no chain and vacant possession upon completion.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

### ENTRANCE HALL

Radiator and stairs to the first floor landing. Door leading into the living room.

### LOUNGE

12'10" x 15'8" max [3.92m x 4.78m max]

UPVC double glazed window to the front, radiator, coving to the ceiling, stone fire surround with slate hearth and wooden mantle with space for a feature fire. Door providing access into the kitchen.



### KITCHEN/BREAKFAST ROOM

9'9" x 12'6" [2.98m x 3.83m]

Modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer, space for fridge and freezer, four ring electric hob, integrated oven and grill with filter hood above, radiator, part tiled walls and plumbing for a washing machine. UPVC double glazed window to the rear and door to inner hallway.

### INNER HALLWAY

UPVC double glazed side entrance door and doors to under stairs storage cupboard and modern shower room/w.c. Stairs to the first floor landing.

### SHOWER ROOM/W.C.

6'1" x 5'8" [1.87m x 1.74m]

Concealed low flush w.c., wash basin with vanity cupboard, double shower cubicle with mixer shower, heated chrome towel radiator, wood effect flooring and UPVC double glazed frosted window to the rear.



### FIRST FLOOR LANDING

UPVC double glazed window to the side, doors to three bedrooms and loft access.

### BEDROOM ONE

9'10" x 14'7" min x 16'11" max [3.01m x 4.46m min x 5.17m max]

Two UPVC double glazed windows to the front and radiator.

### BEDROOM TWO

12'11" x 8'9" [3.96m x 2.68m]

UPVC double glazed window to the rear, radiator and fitted wardrobes.



### BEDROOM THREE

9'11" x 6'11" [3.03m x 2.13m]

UPVC double glazed window to the rear and radiator.

### W.C.

Low flush w.c. and UPVC double glazed frosted window to the side.

## OUTSIDE

There is a lawned garden to the front, side and rear with driveway to the side providing off street parking.



## 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.