



24 Nell Gap Lane, Middlestown, Wakefield, WF4 4PH



NELL GAP LANE

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PROPERTY DESCRIPTION

This three bedroomed mid terrace home has been brought to the market with no upper chain and has been thoughtfully renovated throughout. As part of the renovation, this property has a modern kitchen, with a range of integrated appliances. Boasting generous sized rooms with far reaching views to the front, this is a must see property.

The property briefly comprises of lounge, kitchen, downstairs W.C., three bedrooms and house bathroom. To the front; off street parking. To the rear; patio and lawned area.

Offers Around £240,000

GROUND FLOOR

ENTRANCE

Enter into the property via a composite front door with inset opaque panel into the entrance hall. There is a ceiling light point and stairs leading to the first floor landing.

DOWNSTAIRS W.C.

The downstairs W.C. includes a white two piece suite comprising of a low level W.C. with push button flush and a pedestal wash hand basin with stainless steel mixer tap above and inset spotlighting to the ceiling.

DINING LIVING KITCHEN

Measurements –

Kitchen area - 15'5" x 13'6" (4.70m x 4.12m)

Dining living area – 15'7" x 9'0" (4.75m x 2.74m)

DINING LIVING AREA

The dining living area is a fabulously proportioned room benefitting from a wealth of natural light which cascades through the double glazed window to the front elevation. There is a central ceiling light point, a central ceiling radiator and a doorway provides access to the downstairs W.C.





KITCHEN AREA

The kitchen features a good number of units at both the high and low level with shaker style cupboard fronts and marble effect worktops above. The kitchen is well equipped with integrated appliances such as a four ring gas hob with built in extractor fan above, in-built ovens, dishwasher, one and a half bowl stainless steel sink and drainer unit with mixer tap above, fridge and freezer and a built in washing machine. There is inset spotlighting to the ceiling, a central heating radiator, a bank of double glazed windows to the rear and double glazed patio doors provide access out to the property's gardens.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase with wooden bannister from the entrance hall you reach the first floor landing which features a ceiling light point, a central heating radiator and multipaneled doors provide access to three bedrooms and the house bathroom.



BEDROOM ONE

Measurements – 15'5" x 10'3" (4.70m x 3.12m)

A generously proportioned light and airy double bedroom with ample space for free standing furniture. There are two ceiling light points, a central heating radiator and a double glazed window providing views out over the property's garden and valley beyond.



BEDROOM TWO

Measurements – 9'7" x 9'0" (2.93m x 2.73m)

Bedroom two is a well-proportioned bedroom with a central ceiling light point, a central heating radiator and a double glazed window providing a pleasant outlook to the rear.



BEDROOM THREE

Measurements – 7'3" x 6'5" (2.21m x 1.96m)

Bedroom three has a ceiling light point, central heating radiator and a double glazed window providing fantastic views out over roof and tree tops beyond.



HOUSE BATHROOM

Measurements – 9'0" max x 6'0" (2.74m max x 1.83m)

The house bathroom features a white three piece suite comprising of a low level W.C., pedestal wash hand basin and bath with mixer tap over and glazed shower guard with rainfall shower head and separate handheld attachment. There is tiling to the floor, partial tiling to the walls, an extractor fan, inset spotlighting to the ceiling, a white ladder style radiator and a double glazed window with obscure glass.



OUTSIDE

FRONT EXTERNAL

Externally to the front of the property there is a stone paved pathway leading to the front door and a pebbled area for off street parking.

REAR EXTERNAL

To the rear of the property there is a low maintenance pebbled garden with a further lawned area ideal for alfresco dining, barbequing and entertainment. There is an external tap and external security lighting.





ADDITIONAL INFORMATION

EPC rating - C

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – B

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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PROPERTY VIEWING NOTES



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