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01924 266 555

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Hedgerow House, 73A Potovens Lane, Lofthouse, Wakefield, WF3 3JF For Sale Freehold Offers Over £480,000

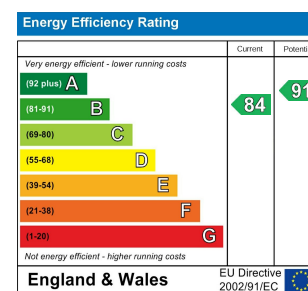
Occupying a corner plot position is this simply fantastic executive detached family home with accommodation extending towards 1,587 square feet.

Offering luxurious accommodation throughout the property consists of LED spotlights throughout, high efficiency central heating system and the latest levels of insulation including Softline radiators. Oak internal doors and a high specification security system. Composite grey front door, UPVC flush fit cream windows, Hik Vision CCTV HD surveillance system linked to the alarm. Set on a plot enjoying an excellent degree of privacy with automated sliding cantilever gate with intercom entry system.

Internally the accommodation briefly comprises entrance hall, bespoke open plan kitchen/dining/family room, separate living room, study, utility room and downstairs w.c. To the first floor there are four good sized bedrooms, the main bedroom with en suite bathroom, in addition to the main family shower room. Externally, offering a permeable graphite block paved driveway with fagged patio area and turfed garden.

The property is conveniently located for excellent access to amenities, well regarded schools and transport links including bus routes to Wakefield and Leeds, Outwood Railway Station, M1 and M62.

A superb home, ideal for the growing family and deserves a full internal appraisal comes highly recommended to fully appreciate the accommodation on offer.



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.

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



ACCOMMODATION

ENTRANCE HALL

Grey composite front door, herringbone luxury vinyl tile flooring, central heating radiator and bespoke designed store for coats, shoes and cleaning appliances.

LIVING ROOM

15'7" x 11'1" [4.77m x 3.39]

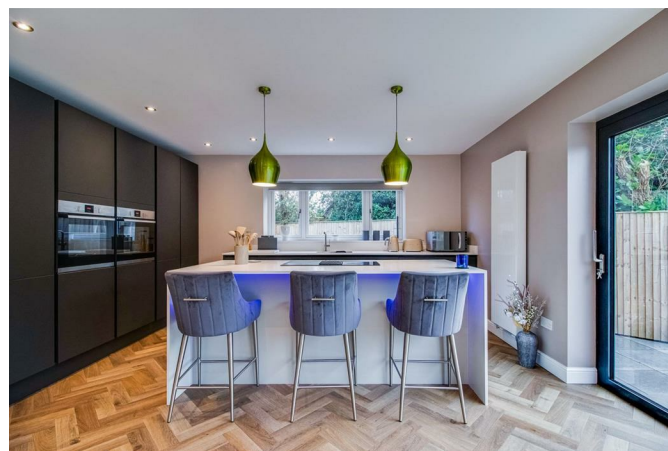
Window to the rear, fitted carpet with cloud 9 underlay, spotlights, central heating radiator, feature fireplace with Portuguese limestone surround housing an electric fire.



KITCHEN/DINING

26'11" x 15'5" max [8.21m x 4.71m max]

Bespoke open plan kitchen, dining and family area comprising an array of contemporary style units, breakfast bar island, Quartz waterfall worktops and undermounted sink. Neff integrated appliances including fridge, freezer, dishwasher, double oven and Tesla induction hob with integrated extractor unit. Windows to the front and rear, grey aluminium 4m two pane sliding doors to the side, spotlights, herringbone luxury vinyl tile flooring throughout and two central heating radiators.



UTILITY ROOM

11'6" x 4'0" [3.53m x 1.22m]

Low level storage with Quartz worktop, plumbing for a washing machine, space for a dryer, herringbone luxury vinyl tile flooring, extractor fan, central heating radiator, spotlights and wall mounted Vaillant combination condensing boiler. Loft access point.

STUDY

11'2" x 10'9" [3.42m x 3.28m]

Window to the front, central heating radiator, spotlights, fitted carpet with cloud 9 underlay and master high speed internet port - BT provider.

GUEST W.C.

5'9" x 3'2" [1.76m x 0.97m]

Two piece cloakroom suite comprising low flush w.c. and wall hung vanity wash basin with LED mirror. Central heating radiator, spotlights and herringbone luxury vinyl tile flooring.

FIRST FLOOR LANDIING

Loft access point and spotlights.

BEDROOM ONE

13'7" x 10'2" max [4.16m x 3.10m max]

Bespoke designed fitted wardrobes, fitted carpet with cloud 9 underlay, window to the rear, spotlights, central heating radiator and TV connection for DTV / smart connection.



EN SUITE BATHROOM

7'0" x 7'2" [2.15m x 2.20m]

Three piece white suite with black accents comprising bath with glass screen and rainfall shower over, floating vanity wash basin with LED backlit mirror. Fully tiled with marble Italian porcelain including 1200 x 600 floor tiled. Grey ladder style towel radiator, spotlights, extractor fan and Velux window.



BEDROOM TWO

13'9" x 11'1" max [4.20m x 3.38m max]

Windows to the rear and side, central heating radiator, spotlights, fitted carpet with cloud 9 underlay and TV connection point for DTV / Smart connection. Eaves storage area.



BEDROOM THREE

10'4" x 10'8" max [3.17m x 3.26m max]

Windows to the front and side, central heating radiator, spotlights, fitted carpet with cloud 9 underlay and TV connection point for DTV / Smart connection. Eaves storage areas.

BEDROOM FOUR

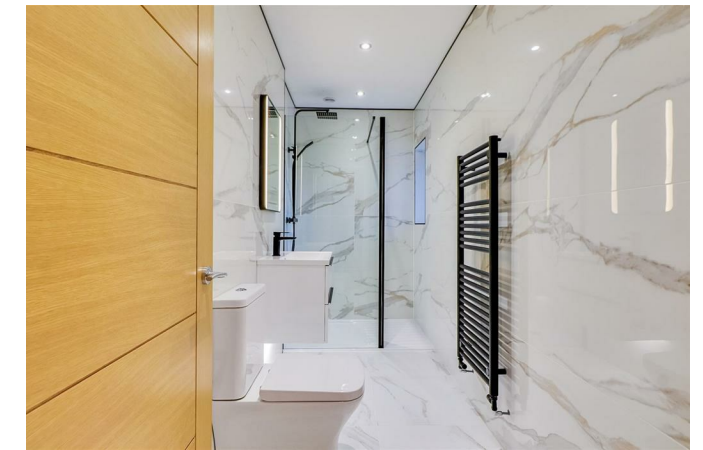
10'3" x 10'8" max [3.13m x 3.27m max]

Window to the front, central heating radiator, spotlights, fitted carpet with cloud 9 underlay and TV connection for DTV / Smart connection. Eaves storage areas.

SHOWER ROOM/W.C.

11'6" x 4'2" [3.51m x 1.28m]

Three piece white suite with black accents comprising free standing shower [1500mm tray] with glass surround, floating vanity wash basin with LED backlit mirror and close coupled w.c. with soft close seat. Fully tiled with marble Italian porcelain including 1200 x 600 floor tiled. Black ladder style towel radiator, spotlights, extractor fan and window to the front.



OUTSIDE

Automated sliding cantilever gate with intercom entry system and a built in letter box [3.5m wide] key fobs included. Feather edge 6t fencing in line with neighbour fence and returning along with retaining wall. Permeable graphite block paved driveway. Garage with electric grey roller door, side window and internal water supply. Turfed rear garden and flagged patio, ideal for entertaining.



COUNCIL TAX BAND

The council tax band for this property is E.

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 Wakefield 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.