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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.



Colliery House Lingwell Nook Lane, Lofthouse, Wakefield, WF3 3HZ

For Sale Freehold £675,000

Designed and built to a high specification throughout offering substantial and versatile accommodation set over three levels extending towards 2,700 sq ft is this magnificent and luxurious six bedroom executive new build detached family home incorporating attention to detail throughout for example amticco flooring, oak internal doors, glass balustrade staircases, high end contemporary kitchen and bathrooms. In addition, the property includes 4K HiKvision CCTV HD surveillance system, data points for wifi boost, high efficiency central heating system, air source heat pump, underfloor heating throughout the ground floor and UPVC flush fit cream windows.

The property fully comprises of reception hall with glass balustrade staircase, living room, stunning open plan kitchen/diner, utility room and integral garage. To the first floor landing there are four bedrooms (three of which are large doubles), with bedroom one boasting walk in dressing room and en suite bathroom. Bedroom two also benefits from en suite facilities and further contemporary house bathroom. A further glass balustrade staircase leads to the second floor landing, which in turn leads to two further double bedrooms and large contemporary bathroom. Outside to the front, the property is accessed via Cantilever electric operated gate leading to the permeable graphite block paved courtyard setting providing off street parking leading to the integral garage. To the rear, newly laid turfed garden incorporating porcelain terrace patio.

Situated on this popular location of Lofthouse Gate, within easy reach to local amenities such as good schools, with local bus routes nearby, as well as Outwood train station. For those looking to travel further afield, there is easy access to the motorway network.

Incorporating a raft of opulent high end materials throughout, only a full internal and external appraisal will fully reveal the bespoke accommodation on offer and therefore a viewing comes highly recommended. Offered for sale with immediate vacant possession upon completion and comes with a 7 year architect warranty.



ACCOMMODATION

RECEPTION HALL

22'6" x 6'11" [6.88m x 2.13m]

Solid oak staircase with feature glass balustrade to the first floor landing, recess LED ceiling spotlights, herringbone Amtico flooring and doors to the downstairs W.C., living room and kitchen/diner.

W.C.

Low flush W.C., wash basin with vanity cupboard and herringbone Amtico flooring.

LIVING ROOM

14'4" x 10'3" [4.39m x 3.14m]

UPVC double glazed window to the front, LED ceiling spotlights and contemporary Bluetooth operated electric fire set within Portuguese limestone surround.



KITCHEN/DINER

17'9" (max) x 10'2" (min) x 26'6" [5.42m (max) x 3.11m (min) x 8.08m]

Contemporary soft close solid wood wall and base units designed by Howdens with feature 30mm quartz worktop over and 20mm quartz splash back incorporating twin Belfast sinks and Rangemaster mixer tap with quartz drainer, integrated pull out bin store, integrated Neff dishwasher, Twin Neff slide & hide oven and grills, integrated Neff five ring touch screen induction hob with contemporary Neff filter hood above, display cabinets and wall units with LED lighting. Integrated Neff 70/30 fridge/freezer,

pull out larder unit, herringbone Amtico flooring throughout, pan drawers down the base units, LED ceiling spotlights and large floor to ceiling open plan aluminium framed sliding patio doors. Door leading to the utility/boot room.



UTILITY ROOM

13'4" x 10'0" [4.08m x 3.07m]

Solid wood wall and base units with feature wood block work surface over incorporating 1 1/2 Franke stainless steel sink with mixer taps, plumbing for a washing machine, Amtico flooring and UPVC double glazed window to the rear. Door leading to the integral garage.

INTEGRAL GARAGE

19'11" x 10'2" [6.09m x 3.12m]

Electric roller door and Amtico flooring.

FIRST FLOOR LANDING

Glass balustrade staircase leading to the second floor landing, radiator, recess LED ceiling spotlights and doors to four bedrooms, contemporary house bathroom and storage cupboard with automated sensor.

BATHROOM/W.C.

12'6" x 7'0" [3.83m x 2.15m]

Walk in 1700mm Tissino shower with black mixer shower, rain water head and separate attachment, contemporary freestanding bath with floor mounted tap and

separate attachment, low flush W.C., home wash basin over vanity drawer, contemporary tiled radiator, LED touch screen mirror, recess LED ceiling spotlights and UPVC double glazed frosted window to the rear. Fully tiled walls and floor.

DRESSING ROOM

10'5" x 8'0" (min) x 10'0" (max) [3.19m x 2.44m (min) x 3.06m (max)]

Sliding mirror doors, radiator and squared archway into the bedroom. Door to contemporary en suite bathroom.



BEDROOM ONE

14'11" x 10'0" [4.56m x 3.06m]

UPVC double glazed window to the front, TV point, radiator and recess LED ceiling spotlights.



EN SUITE BATHROOM/W.C.

8'4" x 10'0" [2.56m x 3.05m]

Freestanding contemporary bath with floor mounted tap with separate attachment, walk in shower enclosure with mixer shower, rain water head and separate attachment. Fully porcelain tiled walls and floor. UPVC double glazed frosted window to the rear, wall hung wash basin with vanity drawers, low flush W.C., contemporary heated towel radiator and recess LED ceiling spotlights.



BEDROOM TWO

10'3" x 17'11" [3.14m x 5.48m]

UPVC double glazed window to the rear, radiator, TV point and recess LED ceiling spotlights. Door to contemporary en suite shower room.

EN SUITE SHOWER ROOM/W.C.

4'5" x 7'7" [1.37m x 2.32m]

Walk in mixer shower with mixer shower, rain water head and separate attachment. Fully porcelain tiled walls and floor. UPVC double glazed frosted window to the rear, wall hung wash basin with vanity drawers, low flush W.C., contemporary heated towel radiator and recess LED ceiling spotlights. LED vanity mirror.

BEDROOM THREE

10'3" x 14'11" (min) x 17'2" (max) [3.13m x 4.56m (min) x 5.25m (max)]

Built in wardrobes with sliding mirror drawers, UPVC double glazed window to the front, radiator, TV point and recess LED ceiling spotlights.

BEDROOM SIX/STUDY

7'1" x 9'6" [2.18m x 2.92m]

Recess LED ceiling spotlights, UPVC double glazed window to the front and radiator.

SECOND FLOOR LANDING

Loft access, recess LED ceiling spotlights, radiator and doors to two further bedrooms.

BEDROOM FOUR

10'0" x 19'2" [3.06m x 5.86m]

Loft access, radiator, recess LED ceiling spotlights, UPVC double glazed skylight velux windows to the front and rear.

BEDROOM FIVE

14'3" (min) x 17'8" (max) x 17'10" [4.35m (min) x 5.41m (max) x 5.44m]

Built in wardrobes with sliding mirror doors, radiator, LED ceiling spotlights and three UPVC double glazed velux windows to the front.

BATHROOM/W.C.

17'8" x 8'11" [5.40m x 2.72m]

Freestanding contemporary bath with wall mounted mixer taps and separate attachment, Amtico flooring and part porcelain tiled walls. Contemporary heated towel radiator, recess LED ceiling spotlights, low flush W.C., walk in 1700mm mixer shower with rain water head and separate attachment. 'His & hers' sinks over contemporary solid wood base units with feature quartz work surface over. UPVC double glazed velux windows to the rear.



OUTSIDE

The property is accessed to the front via electric operated gates onto permeable graphite block paved courtyard providing off street parking leading to the integral garage. To the rear is a newly laid turfed garden incorporating feature porcelain terrace patio.

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.