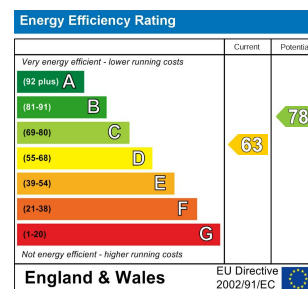




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



1 Partons Place, Lofthouse, Wakefield, WF3 3NH
For Sale Freehold £325,000

Offered for sale and with no chain is this three bedroom detached property in the sought after area of Lofthouse. This spacious family property benefits from three double bedrooms, two reception rooms, parking and an enclosed rear garden.

The property briefly comprises entrance porch with entrance vestibule, kitchen, dining room and conservatory. There are two house bathrooms and three double bedrooms. Outside to the front there is a tarmac driveway with small garden with planted beds and patio steps leading to the entrance porch. To the rear is enclosed lawned rear garden.

The property has incredible scope for development opportunities and would suit a wide range of buyers, Families looking to upsize and develop a property or potential investor or builder looking for a development opportunity. The property is incredibly close to all local amenities, shops and schools as well as motorway and travel links.

An early viewing is essential to not miss this family home at a great price.

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 PORCH

Entrance door with UPVC double glazed windows surrounding and UPVC composite door leading into the entrance hall.

ENTRANCE HALL

78" x 56" (2.35m x 1.69m)
Sliding door into the kitchen, two doors to the storage cupboard, door to the hallway and central heating radiator.

KITCHEN

11'10" x 6'10" (3.62m x 2.09m)
Range of fitted wall and base units with laminate work surface over, integrated oven with four ring electric hob, space for a fridge/freezer, space and plumbing for a dishwasher or washing machine. Inset sink with chrome mixer tap and fully tiled walls. UPVC double glazed window to the side and sliding door into the dining room.

DINING ROOM

6'11" x 11'1" (2.11m x 3.65m)
UPVC double glazed window to the side, central heating radiator, French doors leading into the living room and access to the conservatory.



CONSERVATORY

11'2" x 8'9" (3.42m x 2.67m)
UPVC double glazed windows surrounding, UPVC double glazed doors leading to the rear garden and central heating radiator.



LIVING ROOM

20'6" x 10'11" (6.25m x 3.33m)
UPVC double glazed sliding doors to the rear garden, feature fireplace with wooden surround and central heating radiator. Door to the inner hallway.



INNER HALLWAY

10'10" (max) x 2'8" (min) x 14'4" (max) x 5'10" (min) [3.32m (max) x 0.82m (min) x 4.38m (max) x 1.78m (min)]
Access to two bedrooms, storage cupboard, bathroom, entrance hall and living room. Stairs down to the ground floor.

BEDROOM ONE

10'0" x 14'0" (3.05m x 4.29m)
Central heating radiator, UPVC double glazed window to the front and built in wardrobes.



BEDROOM TWO

7'10" x 13'1" (2.39m x 4.01m)
Central heating radiator and UPVC double glazed window to the front.



BATHROOM/W.C.

8'2" x 7'9" (2.5m x 2.37m)
Low flush w.c., pedestal wash basin, built in bath with storage cupboard, central heating radiator and UPVC double glazed frosted window to the side. Fully tiled walls and floor.



GROUND FLOOR LANDING

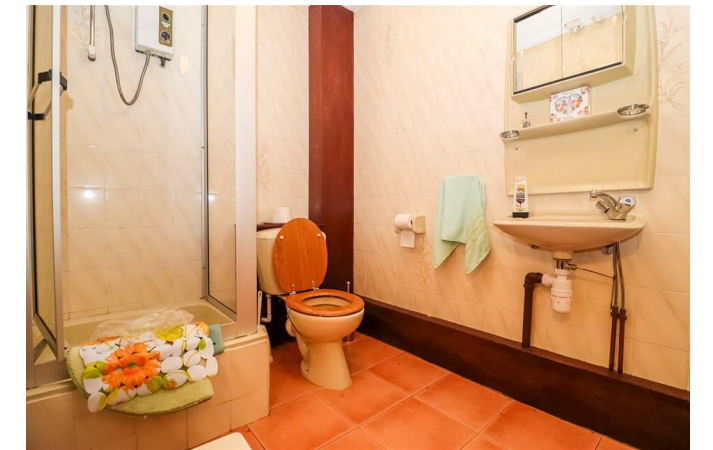
Small hallway area leading to an understairs storage cupboard, bathroom, bedroom and integral garage.

BEDROOM THREE

7'11" x 12'9" (2.42m x 3.9m)
Central heating radiator, UPVC double glazed window to the front and built in wardrobes.

BATHROOM/W.C.

5'9" x 7'10" (1.76m x 2.39m)
Central heating radiator, low flush w.c., pedestal wash basin, electric shower, fully tiled walls.



OUTSIDE

To the front there is a tarmac driveway with small garden with planted beds and patio steps leading to the entrance porch. To the rear is enclosed lawned rear garden.



PLEASE NOTE

System drained down as heating and hot water not working.

COUNCIL TAX BAND

The council tax band for this property is D.

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.