



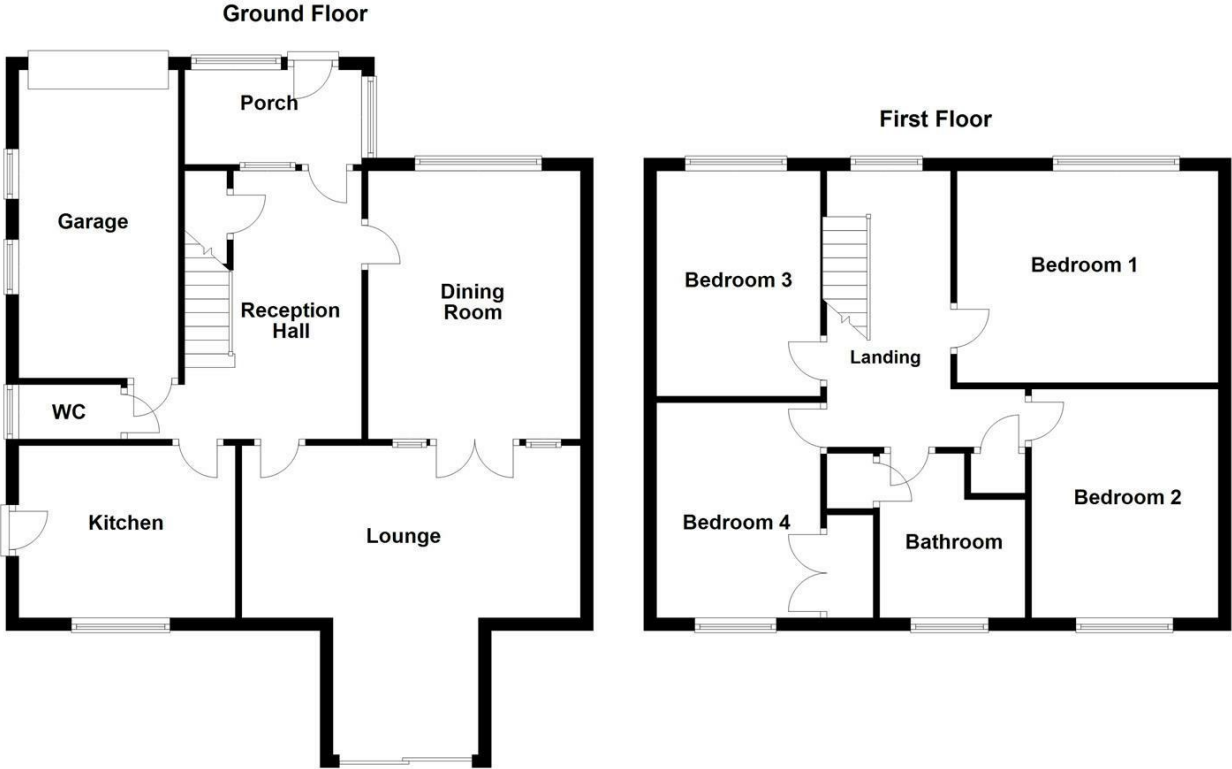
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



72 Lennox Drive, Lupset Park, Wakefield, WF2 8LH
For Sale Freehold Offers In The Region Of £395,000

Well appointed throughout is this deceptively spacious four bedroom detached family home benefitting from UPVC double glazing and gas central heating.

The property fully comprises of porch, reception hall, kitchen, separate dining room, extended lounge, downstairs w.c. and integral garage. To the first floor there are four well proportioned bedrooms and main house bathroom/w.c. Outside to the front, a lawned garden and block paved driveway providing off street parking leading to the integral garage with electric operated door. To the rear is an attractive lawned garden incorporating block paved patio with plants, trees and shrubs bordering, shed and summerhouse.

Situated in a popular part of Wakefield, the property is well placed to local amenities including shops and schools with local bus routes nearby. There is great access to the M1 motorway network for those looking to travel further afield.

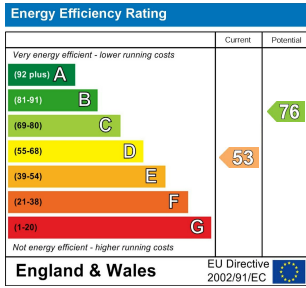
Simply a fantastic home and offered for sale with no chain and vacant possession upon completion. A viewing comes highly recommended.

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.



ACCOMMODATION

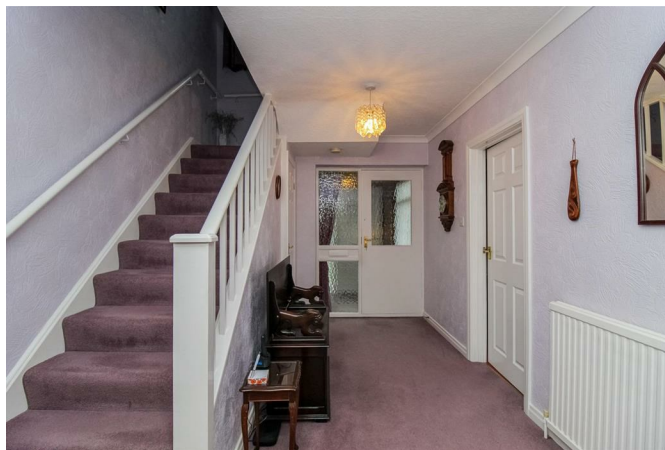
PORCH

8'7" x 4'9" [2.64m x 1.45m]

UPVC entrance door into porch. UPVC double glazed windows to the front and side. Door to reception hall with frosted window to the side.

RECEPTION HALL

Radiator, coving to the ceiling, doors to understairs storage, dining room, extended lounge, kitchen garage and downstairs w.c. Stairs to the first floor landing.



W.C.

Low flush w.c., wash basin with tiled splash back, UPVC double glazed frosted window to side and tiled effect floor.

GARAGE

15'11" x 8'4" [4.87m x 2.56m]

Electric operated up and over door and two UPVC double glazed frosted windows to the side.

KITCHEN

11'6" x 8'10" [3.52m x 2.70m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer taps, space for a cooker, plumbing for a washing machine, space for fridge and freezer. Splash back mosaic tiles on the walls and laminate flooring. The boiler is housed here. UPVC door to the side and UPVC double glazed window to the rear.

DINING ROOM

10'10" x 13'1" [3.32m x 4.01m]

UPVC double glazed window to the front, radiator, coving to the ceiling and doors to the extended lounge with frosted window either side of the doors.



EXTENDED LOUNGE

17'6" x 8'10" plus 6'11" x 10'4" [5.34m x 2.71m plus 2.13m x 3.15m]

Archway into extended section. Coving to the ceiling, UPVC double glazed sliding patio doors to the rear, gas fire with marble hearth and two radiators.



FIRST FLOOR LANDING

UPVC double glazed window to the front, coving to the ceiling, loft access and doors to airing cupboard, four bedrooms and the bathroom.

BEDROOM ONE

11'6" x 14'1" [3.53m x 4.31m]

UPVC double glazed window to the front, radiator and quality fitted wardrobes to two sides of the wall incorporating dressing table area.



BEDROOM TWO

10'7" x 10'6" [3.24m x 3.21m]

UPVC double glazed window to the rear, radiator, fitted wardrobes to one side of the wall and bedside cabinets.



BEDROOM THREE

11'6" x 8'7" [3.51m x 2.64m]

UPVC double glazed window to the front, radiator and coving to the ceiling.

BEDROOM FOUR

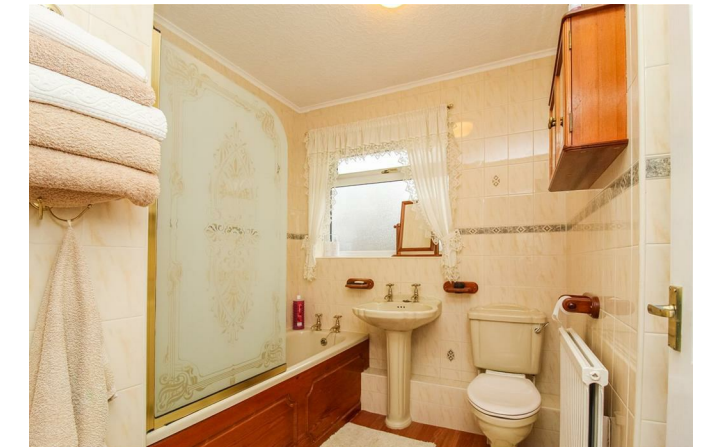
10'6" x 8'8" [3.22m x 2.65m]

UPVC double glazed window to the rear, radiator, built in double wardrobe, dressing area and additional fitted wardrobes to two sides of the wall.

BATHROOM/W.C.

7'3" [max] x 7'4" [max] [2.22m [max] x 2.24m [max]]

Low flush w.c., pedestal wash basin, panelled bath with electric shower over, fully tiled walls, radiator, laminate floor, UPVC double glazed frosted window to the rear and door to the airing cupboard.



OUTSIDE

To the front of the property is a lawned garden and block paved driveway providing off street parking leading to the garage. To the rear there is an attractive lawned garden incorporating block paved patio area with plants, trees and shrubs bordering with timber framed summerhouse and shed.



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.