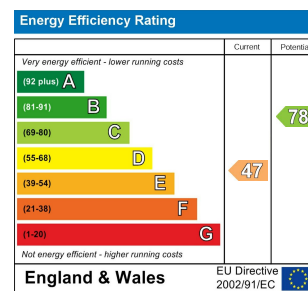
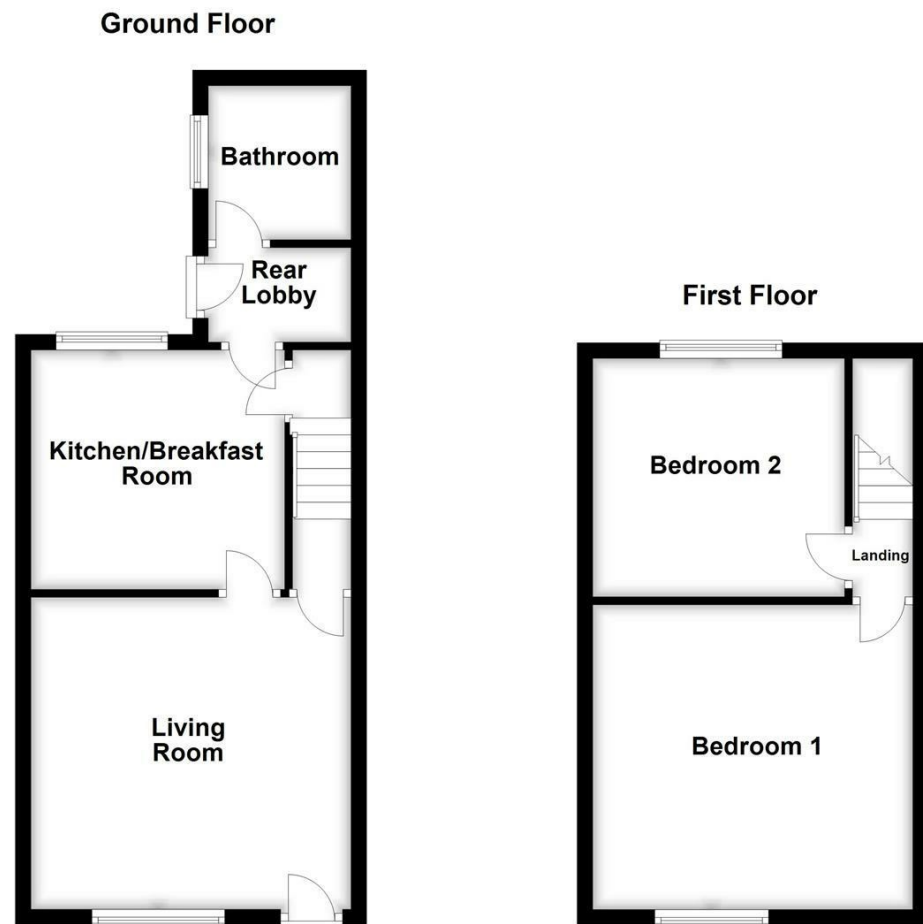




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IMPORTANT NOTE TO PURCHASERS

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.



10 Ledger Lane, Lofthouse, Wakefield, WF3 3NG

For Sale Freehold Offers In The Region Of £189,950

Superbly appointed throughout is this delightful two bedroom cottage benefitting from UPVC double glazing and gas central heating.

The property fully comprises of living room with access down to the cellar, kitchen/breakfast room, rear lobby/utility area and cotemporary bathroom/w.c. Stairs to the first floor lead to two double bedrooms. Outside, low maintenance gardens to the front and rear with artificial lawn incorporating patio area.

The property is well placed to local amenities including shops and schools with local bus routes nearby and the motorway network is only a short drive away for those looking to commute further afield.

A charming cottage which deserves an early viewing to fully appreciate the accommodation offer and ideal for the first time buyer, couple or those looking to downsize. An early viewing comes highly recommended.



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ACCOMMODATION

LIVING ROOM

13'7" x 13'3" [4.16m x 4.05m]

UPVC entrance door. UPVC double glazed window to the front, radiator, wood burner with exposed stone surround and hearth with wooden mantle. Dado rail and laminate floor. Door down to the cellar and door to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

10'7" x 10'0" [3.24m x 3.05m]

Wall and base units with work surface over incorporating 1 1/2 sink and drainer, space for fridge and freezer, four ring touch screen induction hob with stainless steel filter hood above and tiled splash back. Integrated oven and grill, radiator, fully tiled floor and stairs to the first floor landing. Door to the rear lobby.



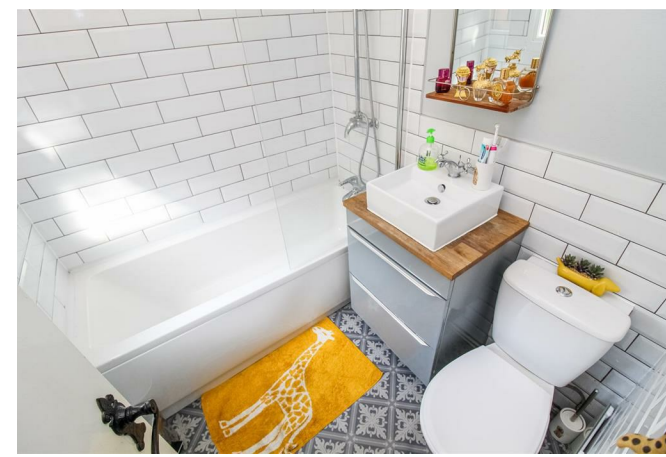
REAR LOBBY

Work surface over with plumbing for a washing machine, UPVC door to the side and door to the bathroom. The combination boiler is housed here.

BATHROOM/W.C.

6'2" x 5'5" [1.88m x 1.66m]

Low flush w.c., wash basin over drawers, panelled bath with mixer shower and separate attachment. UPVC double glazed frosted window to the side, tiled effect floor and radiator.



FIRST FLOOR LANDING

Doors to two bedrooms.

BEDROOM ONE

13'6" x 13'7" [4.13m x 4.16m]

UPVC double glazed window to the front, radiator and feature exposed wooden beam to the ceiling.



BEDROOM TWO

10'7" x 10'0" [3.24m x 3.07m]

Sloping ceiling, UPVC double glazed window to the rear, radiator and feature exposed brick wall.



OUTSIDE

To the front is a low maintenance garden and to the rear is an attractive low maintenance artificial lawned garden incorporating flagged patio area and outhouse for storage.



COUNCIL TAX BAND

The council tax band for this property is B.

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.