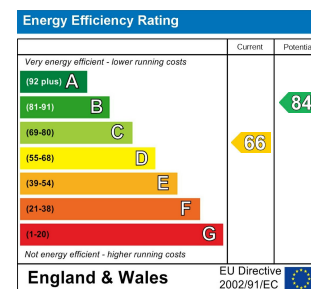
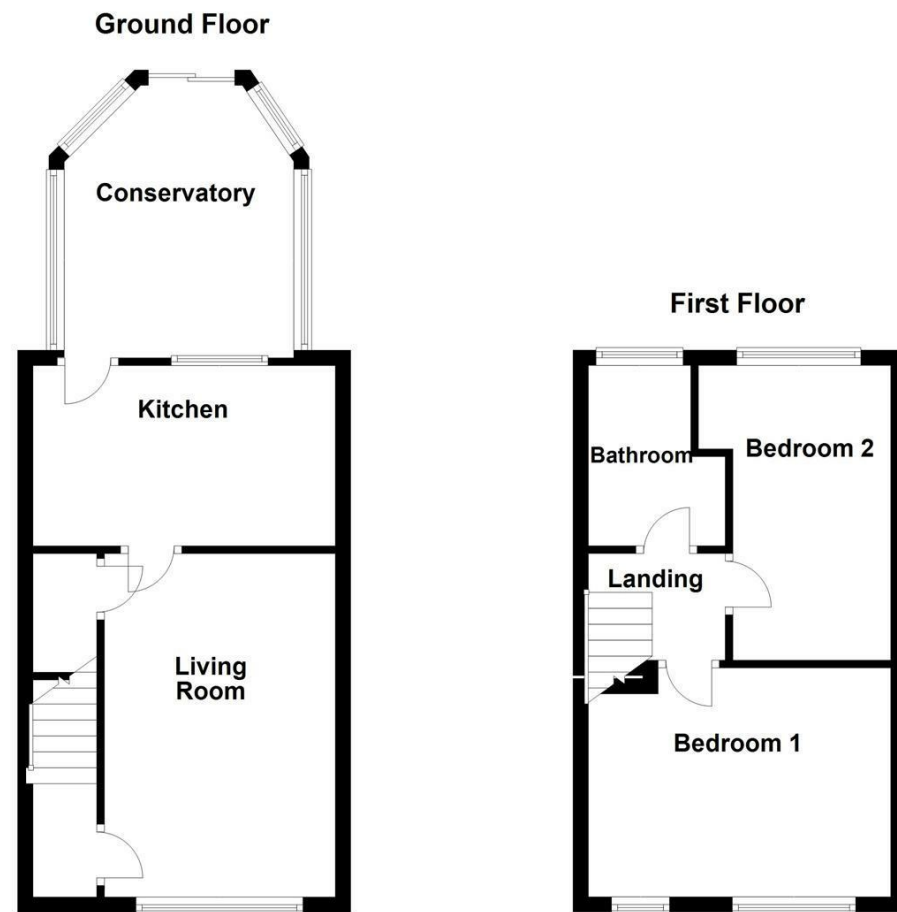




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38 Meadowgate Croft, Lofthouse, Wakefield, WF3 3SS

For Sale Freehold £200,000

Occupying a cul-de-sac location is this well presented two bedroom semi detached property benefitting from off street parking, rear garden, UPVC double glazing and gas central heating.

The property briefly comprises of entrance hall, living room, kitchen and conservatory. The first floor landing leads to two bedrooms and the family bathroom/w.c. Outside there are easy to maintain front and rear lawns with decked seating area to the rear. Side access into the garden with two designated parking space providing ample parking space.

The property is ideally located for all local shops and amenities including local schools, whilst only being a short drive away from the motorway network with the M1 and M62 motorway links only a short drive away.

This property would make a superb first time home and an early viewing is 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.



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ACCOMMODATION

ENTRANCE HALL

Central heating radiator, staircase to the first floor landing and door through to the living room.

LIVING ROOM

14'9" x 9'9" [4.51m x 2.99m]

UPVC double glazed window to the front elevation, central heating radiator and wall mounted electric fireplace. Built in storage cupboard under the stairs and door leading through to the kitchen.



KITCHEN

12'11" x 7'8" [3.94m x 2.35m]

Wood framed single glazed window to the rear elevation

and wood framed door leading to the conservatory. Modern fitted kitchen with an array of wooden wall and base units for storage with black laminate work tops, integrated oven with five ring gas hob and cooker hood over with partial tiled splash back. Stainless steel sink and drainer unit with mixer tap, space for a washing machine and fridge freezer. Central heating radiator.

CONSERVATORY

9'10" x 11'8" [3.01m x 3.58m]

UPVC double glazed windows to the side, rear and side elevation, sliding UPVC doors and wood effect laminate floor.



FIRST FLOOR LANDING

Access to two bedrooms and family bathroom.

BEDROOM ONE

12'11" x 9'8" [3.96m x 2.95m]

Two UPVC double glazed windows to the front elevation and central heating radiator.



BEDROOM TWO

8'2" x 13'0" [2.51m x 3.98m]

UPVC double glazed window to the rear elevation and central heating radiator.



BATHROOM/W.C.

7'8" x 5'9" [2.35m x 1.77m]

UPVC double glazed frosted window to the rear elevation, three piece suite comprising wall mounted shower over the bank, low flush w.c. and wash hand basin with mixer tap. White ladder style radiator, spotlights to the ceiling and fully tiled walls and floor.



OUTSIDE

To the front of the property there is an easy to maintain lawn with off road parking to the side with two designated parking spaces. Whilst to the rear, a flagged patio and easy to maintain lawn incorporating corner decked seating area with wood fencing to two sides and a brick wall to the rear.



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.