



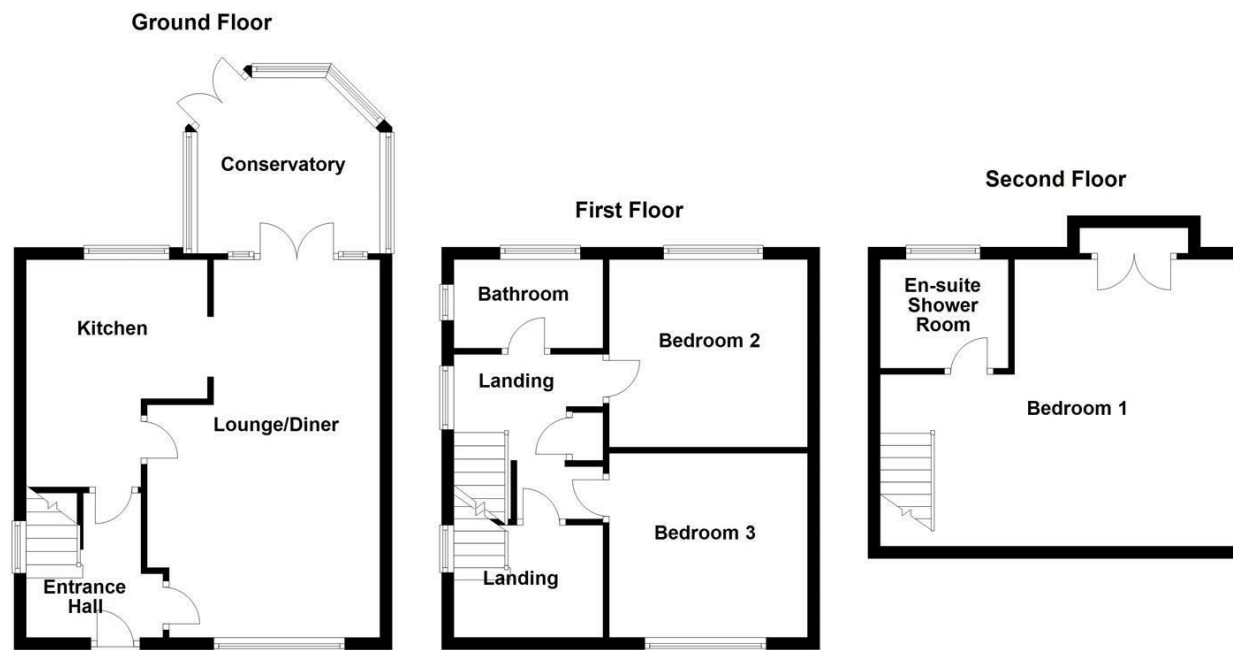
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## 211 Park Lodge Lane, Wakefield, WF1 4HY

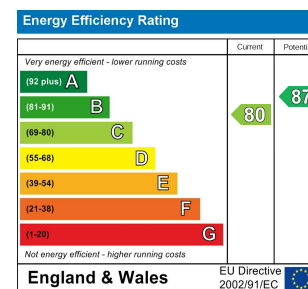
For Sale Freehold £200,000

A fantastic opportunity to purchase this three bedroom semi detached house with spacious living accommodation over three levels boasting modern en suite and good sized enclosed rear garden.

The property briefly comprises of the entrance hall, spacious lounge/diner, conservatory and kitchen. The first floor landing leads to the two double bedrooms, three piece suite house bathroom/w.c. and office with staircase leading to bedroom one boasting juliet style glass balcony and modern en suite shower room/w.c. Outside to the front is a gated low maintenance pebbled garden with steps to central paved pathway. To the rear are two outbuildings providing useful storage and a paved patio area, perfect for al fresco dining overlooking an attractive lawned garden with allotment style beds, enclosed by timber fencing.

The property is within walking distance to the local amenities and schools located nearby with great access to the motorway network for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



### 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.

### 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



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#### ACCOMMODATION

##### ENTRANCE HALL

Composite front entrance door, UPVC double glazed window to the side aspect, central heating radiator and doors to the kitchen and lounge/diner.

##### LOUNGE/DINER

12'3" [max] x 8'11" [min] x 20'4" [3.74m [max] x 2.72m [min] x 6.21m]

Two ceiling roses, coving to the ceiling, UPVC double glazed window overlooking the front aspect, two central heating radiators and door and archway providing access to the kitchen. Set of UPVC double glazed French doors with panelled windows either side providing access into the conservatory.



##### CONSERVATORY

8'9" x 9'3" [2.67m x 2.82m]

Wall mounted electric heater, UPVC double glazed windows on three sides and a set of UPVC double glazed French doors leading out to the rear garden.



##### KITCHEN

9'6" [max] x 6'2" [min] x 12'5" [2.92m [max] x 1.88m [min] x 3.80m]

Range of wall and base units with laminate work surface over and tiled splash back above, 1 1/2 sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, space for a dryer, space for a large fridge/freezer and integrated oven and grill with four ring gas hob, cooker hood over and tiled splash back. Laminate tiled floor, built in wine rack, strip lighting, wall mounted combi condensing boiler, UPVC double glazed window overlooking the rear aspect.

##### FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation and doors providing access to two bedrooms, the house bathroom, storage cupboard with fixed shelving and office.

##### BATHROOM/W.C.

5'6" x 7'10" [1.68m x 2.39m]

Three piece suite comprising panelled bath with mixer tap and wall mounted shower attachment, pedestal wash basin with mixer tap and low flush w.c. Fully tiled walls, laminate floor, chrome ladder style radiator, inset spotlights to the ceiling and UPVC double glazed windows to the side and rear elevation.



##### BEDROOM TWO

10'9" x 10'0" [3.28m x 3.06m]

UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.



##### BEDROOM THREE

10'7" x 9'11" [3.25m x 3.03m]

Coving to the ceiling, UPVC double glazed window overlooking the front elevation and central heating radiator.

##### OFFICE

Staircase leading to bedroom one on the second floor. UPVC double glazed window overlooking the side elevation.

##### BEDROOM ONE

18'3" [max] x 11'11" [min] x 15'10" [5.57m [max] x 3.65m [min] x 4.83m]

Inset spotlights to the ceiling, central heating radiator, door providing access to the en suite shower room, full width dormer with a set of UPVC double glazed French doors with glass Juliet balcony overlooking the rear elevation.



##### EN SUITE SHOWER ROOM/W.C.

6'0" x 5'10" [1.84m x 1.80m]

UPVC double glazed frosted window overlooking the rear elevation. Three piece suite comprising larger than average shower cubicle with glass sliding door and mixer shower, low flush w.c. and vanity wash basin with mixer tap and laminate splash back. Black ladder style radiator, inset spotlights to the ceiling and UPVC double glazed frosted window overlooking the rear elevation.



##### OUTSIDE

To the front is gated access to steps leading down to a pathway leading through a low maintenance pebbled front garden. A paved pathway to the side of the property leads to the rear garden through a timber gate. There is a brick built outhouse with timber door providing outdoor storage. Within the rear garden is a paved patio area, perfect for entertaining and dining purposes and an attractive lawned garden with allotment style beds at the rear, surrounded by timber fencing. An opening provides access into a second brick outbuilding with UPVC window to the rear.



##### SOLAR PANELS LEASED

The property benefits from a system of solar panels that is subject to a lease arrangement through A Shade Greener. A full copy of our lease is available within our office.

##### COUNCIL TAX BAND

The council tax band for this property is A.

##### 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.