



WAKEFIELD
01924 291 294

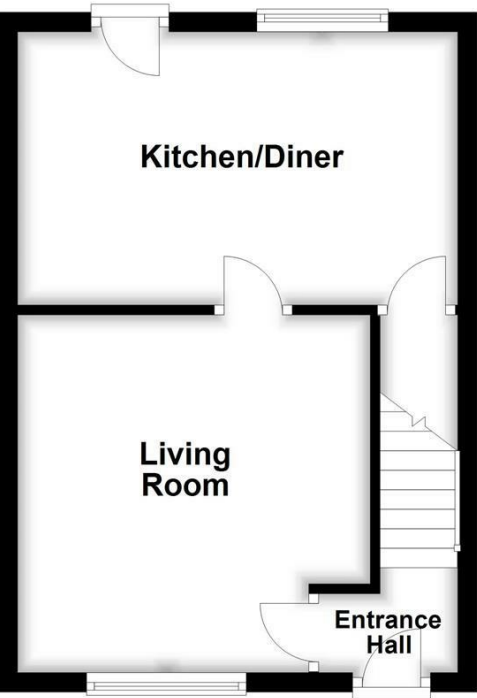
OSSETT
01924 266 555

HORBURY
01924 260 022

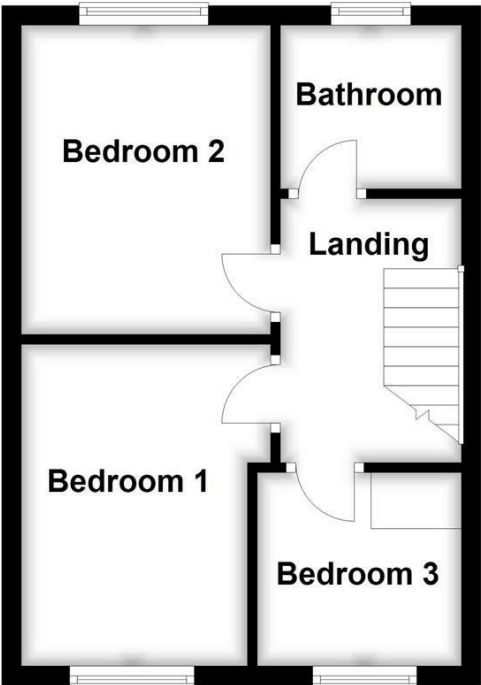
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

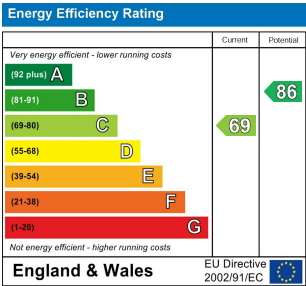


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



4 Gateways, Lofthouse Gate, Wakefield, WF1 2LZ

For Sale Freehold £155,000

Situated in the desirable area of Lofthouse Gate, this well presented three bedroom mid terrace property offers inviting front and rear gardens and exceptional access to transport links, making it an ideal choice for families and commuters alike.

The property boasts a welcoming entrance hall leading to a spacious living room and a kitchen/diner. The first floor provides three good sized bedrooms and a three piece house bathroom. Outside, the front garden is thoughtfully designed for low maintenance with a pebbled area and steps up to the front door, while the rear garden offers an enclosed space for outdoor entertaining or dining.

The property is ideally located for all local shops and amenities, is within walking distance to primary and secondary schools. There are local bus routes running to and from Wakefield city centre as well as being close to the train station. The motorway network is nearby, perfect for those looking to commute further afield.

Ideal for the first time buyer, couple or family, an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door, coving to the ceiling, stairs to the first floor landing and door to the living room.

LIVING ROOM

12'1" x 11'7" [max] x 9'8" [min] [3.69m x 3.55m [max] x 2.96m [min]]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling, electric fireplace with laminate hearth, surround and wooden mantle. Door through to the kitchen/diner.

KITCHEN/DINER

9'1" x 14'10" [2.78m x 4.53m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with stainless steel extractor hood above, integrated oven, space and plumbing for a washing machine and space for a fridge/freezer. Spotlights to the ceiling, UPVC double glazed window and frosted door to the rear garden, central heating radiator and door to understairs storage.



FIRST FLOOR LANDING

Loft access, coving to the ceiling and doors to three bedrooms and the house bathroom.

BEDROOM ONE

10'9" x 8'4" [max] x 7'10" [min] [3.28m x 2.56m [max] x 2.4m [min]]

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



BEDROOM TWO

10'7" x 8'4" [3.24m x 2.56m]

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



BEDROOM THREE

7'1" x 6'8" [max] x 3'8" [min] [2.17m x 2.04m [max] x 1.14m [min]]

UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

6'0" x 5'6" [1.85m x 1.68m]

Three piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and bath with mixer tap and shower head attachment. UPVC double glazed frosted window to the rear, extractor fan, spotlights to the ceiling, chrome ladder style radiator and fully tiled.



OUTSIDE

To the front of the property is a pebbled garden with steps leading to the front door. To the rear is a lawned garden incorporating paved patio area, perfect for outdoor dining and entertaining, with pebbled and paved area, fully enclosed by timber fencing.



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.