



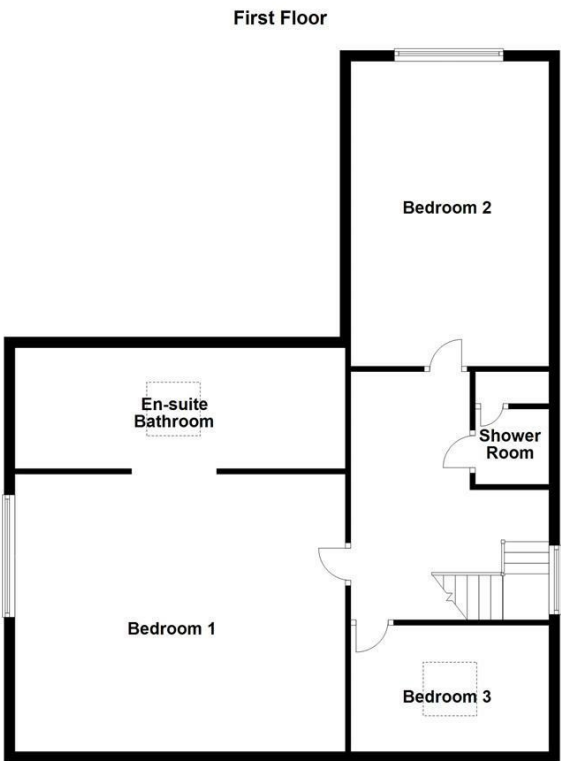
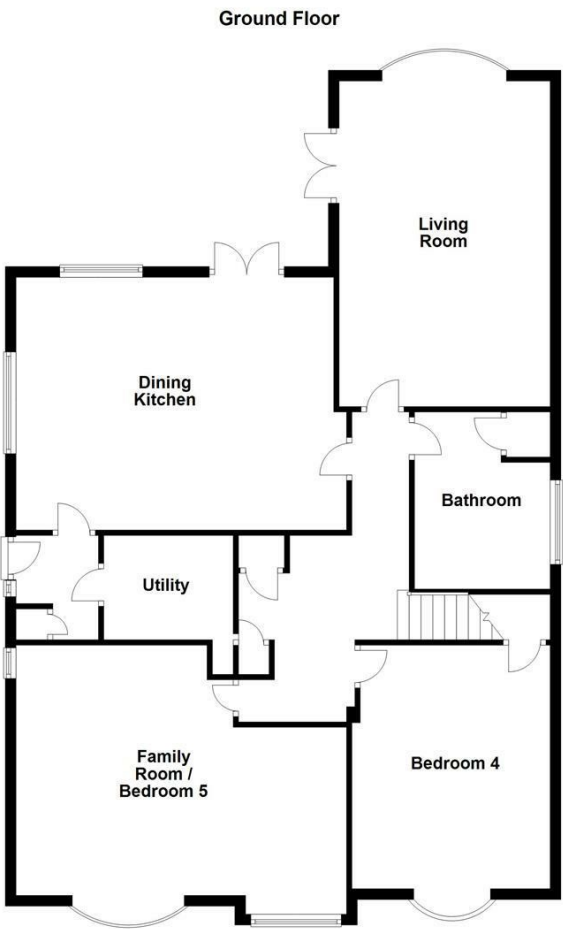
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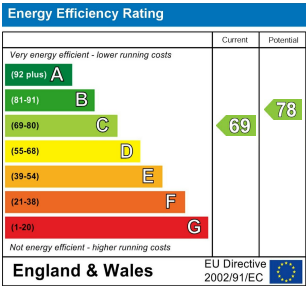


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford office 01977 798844
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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.



3 Partons Place, Lofthouse, Wakefield, WF3 3NH

For Sale Freehold £550,000

A high specification individual five bedroom detached family home, finished to a lovely standard and situated in this tucked away position with a lovely south facing garden to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this modern detached family home is finished to a lovely standard and is approached via a welcoming side entrance hallway. The main living room is of fine proportions and has a bay window overlooking the back garden, as well as French doors out to the patio and a feature stone fireplace. The dining kitchen is of grand proportions and is fitted to an impressive standard with a good range of modern units, island unit and French doors out to the patio at the rear. There is a separate utility room in addition, as well as an L-shaped family room with two windows to the front, that could also be used as a large fifth bedroom. Completing the ground floor accommodation is a double bedroom and a particularly well appointed family bathroom/w.c. To the first floor, the principal bedroom is of large proportions and has a good range of fitted furniture, as well as an archway that leads through into a luxurious en suite bathroom/w.c. There are two further bedrooms on this floor, served by a further shower room/w.c. Outside, the property is approached via a broad driveway that provides ample off street parking and turning space leading to the detached double garage block. A gated pathway leads to the side entrance and round to the rear, where there are two lovely paved patio sitting areas, as well as a good sized lawned garden.

The property is situated in this tucked away position in this sought after residential area, within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.



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ACCOMMODATION

ENTRANCE HALL

Composite side entrance door with side screen, polished porcelain tiled floor, central heating radiator and built in cupboard.

INNER HALLWAY

Providing access to all principal rooms and having two built in cupboards, two central heating radiators and stairs to the first floor.

LIVING ROOM

20'0" x 12'1" [6.1m x 3.7m]
Bay window to the rear and French doors to the patio at the side. Two central heating radiators and feature stone fireplace with stone hearth housing a cast iron wood burning stove.



DINING KITCHEN

19'4" x 15'5" [5.9m x 4.7m]
A wonderful family space fitted to an impressive standard with a good range of high gloss white fronted wall and base units with Corian worktops incorporating a sink unit and drainer. Inset five ring Bosch induction hob with pop up air filter, integrated dishwasher, integrated Bosch oven and microwave with warming drawer, full height integrated fridge and matching freezer and matching island unit with breakfast bar. Contemporary style vertical central heating radiator, French doors to the patio and windows to the side and rear.



UTILITY ROOM

8'10" x 6'6" [2.7m x 2.0m]
Fitted with a range of matching units with wood effect work top incorporating composite sink unit. Space and plumbing for a washing machine and tumble dryer. Central heating radiator.



BEDROOM FOUR

14'9" x 12'1" [4.5m x 3.7m]
Bay window to the front, double central heating radiator, provision for a wall mounted television and useful understairs store.

FAMILY ROOM/BEDROOM FIVE

20'4" x 16'0" [max] [6.2m x 4.9m [max]]
Two windows to the front and additional window to the side, two central heating radiators and provision for a wall mounted television.

BATHROOM/W.C.

12'1" x 8'6" [3.7m x 2.6m]
Frosted window to the side, tiled walls and floor and fitted to a high standard with a four piece white and chrome suite comprising freestanding bath with shower attachment, separate shower cubicle with glazed enclosure and twin head shower, vanity wash basin with drawers under and low suite w.c. Chrome ladder style heated towel rail and built in cupboard housing the pressurised hot water cylinder.



FIRST FLOOR LANDING

Providing a valuable circulation space and having a window to the side, as well as a loft access point.

BEDROOM ONE

20'0" x 17'0" [6.1m x 5.2m]
Window to the side, central heating radiator and a lovely range of fitted wardrobes with matching drawer units and cupboards. An archway leads through to the adjoining en suite.



EN SUITE BATHROOM/W.C.

19'4" x 7'6" [5.9m x 2.3m]
A generously proportioned room fitted to an excellent standard with a four piece white and chrome suite comprising freestanding bath with shower attachment, separate walk in shower cubicle with glazed screens and twin head shower, twin wash basins and low suite w.c. Two chrome ladder style heated towel rails and Velux style roof lights set into the characterful sloping ceiling. Extractor fan, and air conditioning cassette.



BEDROOM TWO

20'0" x 11'9" [6.1m x 3.6m]
Window overlooking the back garden, central heating radiator, air conditioning cassette and a range of matching fitted wardrobes with sliding doors and drawer units.

BEDROOM THREE

12'1" x 7'10" [3.7m x 2.4m]
Velux style roof lights set into the characterful sloping ceiling to the rear, air conditioning cassette and central heating radiator. Access to the eaves storage void.

SHOWER ROOM/W.C.

4'7" x 4'3" [1.4m x 1.3m]
Fitted with a three piece white and chrome suite comprising corner shower cubicle, vanity wash basin and low suite w.c. Inner cupboard housing the gas fired central heating boiler.

OUTSIDE

The property is approached via a sloping driveway [which services all three properties on Partons Place] leading to a broad parking/turning area, which has a parking space alongside a double garage block. A gated pathway passes the side of the house round to the entrance hall. The principal gardens lay to the rear of the house where there is a very pleasant patio sitting area leading onto a well proportioned lawn with steps up to a further paved patio sitting area with glazed balustrade.



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.