



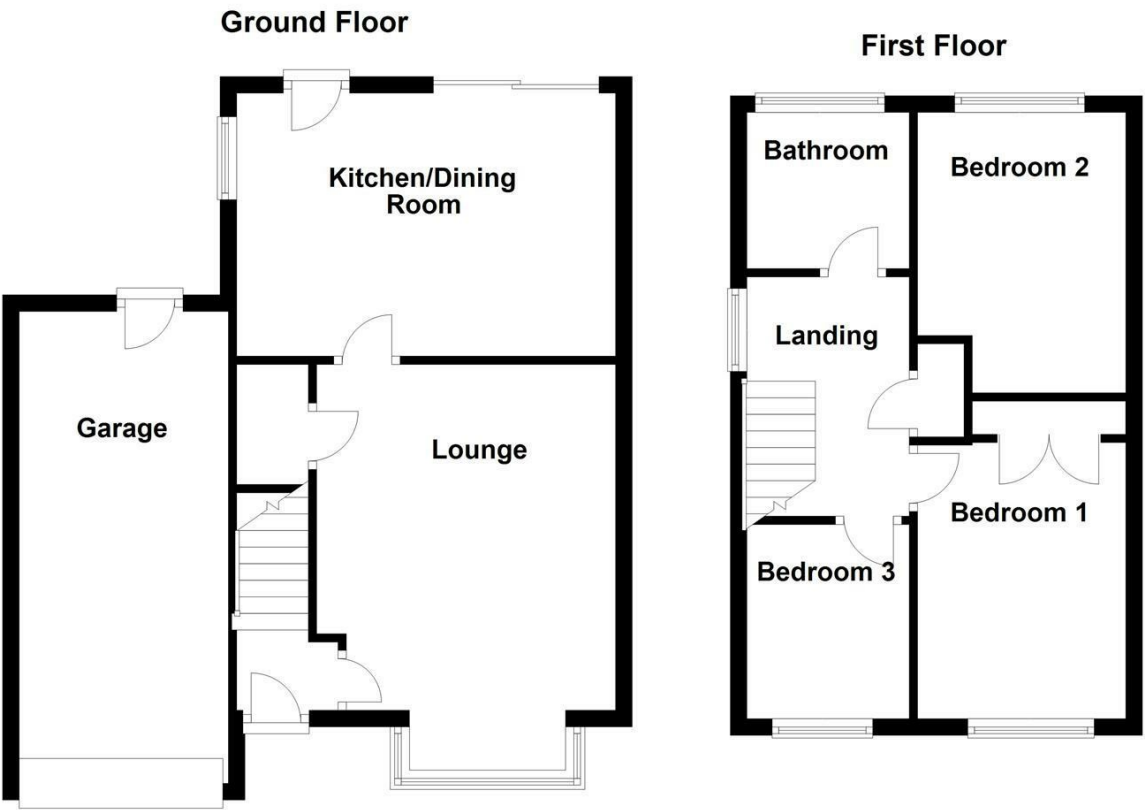
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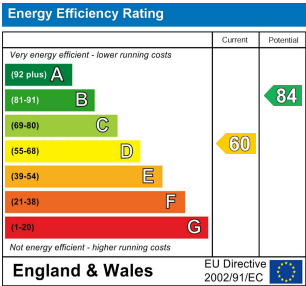


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 20 Ridings Close, Lofthouse Gate, Wakefield, WF3 3SD

### For Sale Freehold Guide Price £269,500 - £285,000

Situated in Lofthouse Gate and ideally located shops, bus routes and local schools is this well presented three bedroom detached property benefitting from driveway parking, attached garage and enclosed rear garden.

The property briefly comprises of the entrance hall, lounge and kitchen/diner. The first floor landing leads to three bedrooms and family bathroom/w.c. Outside there are lawned gardens to the front, side and rear with driveway parking for two vehicles leading to the attached garage.

The property is within close proximity to shops and schools with main bus routes running to and from Wakefield and Leeds, as well as Outwood train station being only a short distance away.

This property could make a fantastic family home and a viewing is highly recommended.



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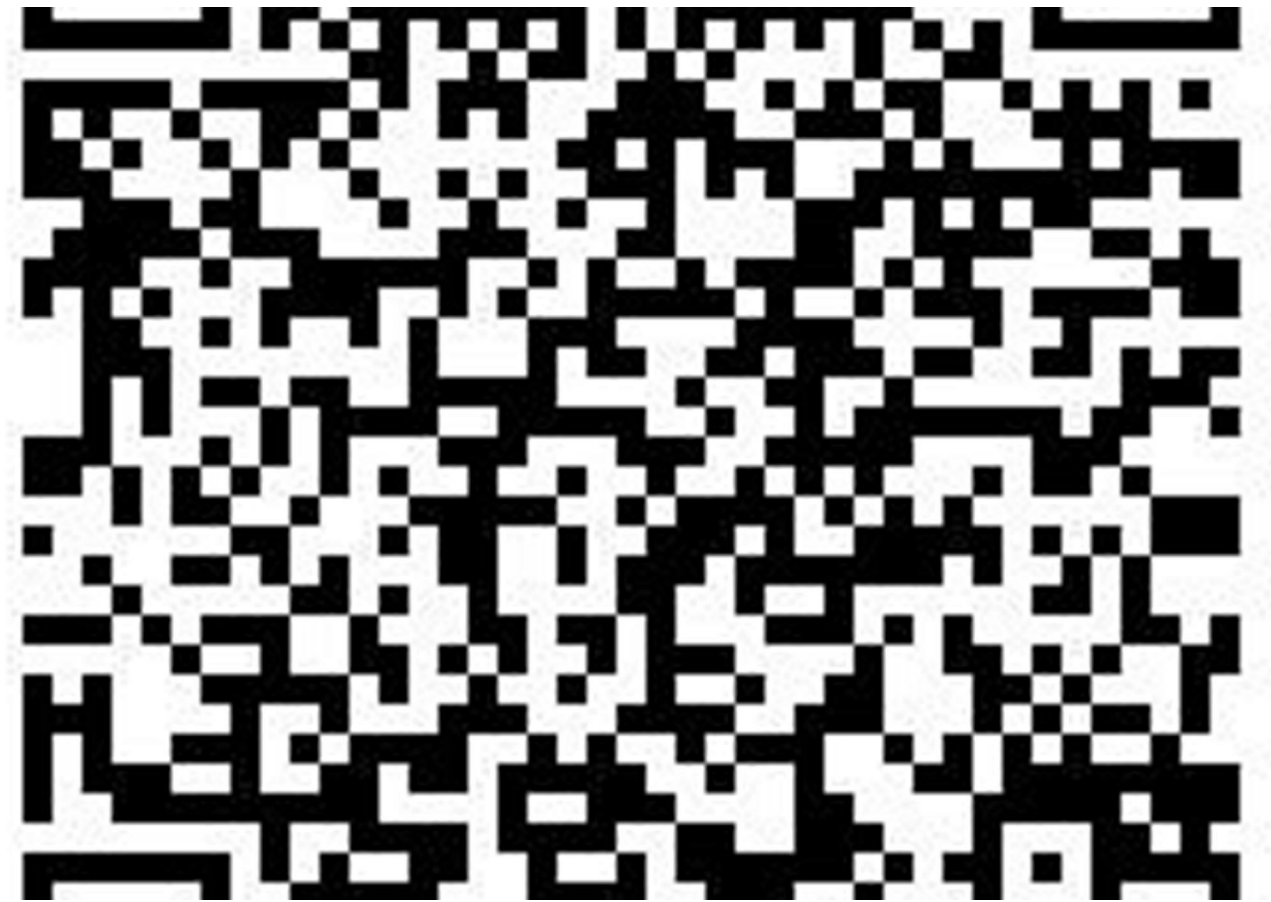
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ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, central heating radiator, stairs to the first floor landing and door to the lounge.

LOUNGE

13'8" x 11'10" [4.17m x 3.61m]

UPVC double glazed window to the front elevation, central heating radiator, feature fireplace with gas fire, built in understairs storage and door to the kitchen/diner.



KITCHEN/DINER

15'0" x 10'4" [4.58m x 3.17m]

Range of wall and base units with built in oven, hob and extractor hood. Central heating radiator, UPVC double

glazed sliding doors to the rear garden with UPVC door and window to the side.



FIRST FLOOR LANDING

Doors to three bedrooms and the bathroom.

BEDROOM ONE

12'6" [max] x 8'2" [3.83m [max] x 2.51m]

UPVC double glazed window to the front elevation, central heating radiator and built in wardrobes to one wall.



BEDROOM TWO

11'1" x 8'2" [3.38m x 2.51m]

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



BEDROOM THREE

7'8" x 6'5" [2.34m x 1.96m]

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

BATHROOM/W.C.

6'2" x 6'2" [1.9m x 1.89m]

Three piece suite comprising shower over the bath, wash hand basin and low flush w.c. UPVC double glazed frosted window to the rear elevation and central heating radiator.



OUTSIDE

To the front of the property there is a lawned garden and driveway parking for two vehicles leading to the attached garage with up and over door and additional rear door. The lawned garden flows round to the side with gated entry to the rear garden. Within the rear garden is a lawn and flagged patio, surrounded by timber fencing.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"One of the great things about living in this area is its excellent local amenities. Both Junior and Senior schools are only a ten-minute walk away. It's a fifteen-minute drive to Leeds, and ten minutes to Wakefield city center. It has good bus services taking you into both Leeds and Wakefield city centers. Outwood train station is a five-minute walk away, and a five-minute walk to many shops, takeaways and other local amenities."

COUNCIL TAX BAND

The council tax band for this property is C.

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.