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OSSETT
01924 266 555

HORBURY
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NORMANTON
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19 Park Drive, Lofthouse, WF3 3ET

For Sale Freehold £235,000

A fantastic opportunity for the first time buyer, couple or family looking to gain access onto the property market with this well appointed three bedroom end town house benefitting from UPVC double glazing and gas central heating.

The property briefly comprises of the entrance hall, downstairs w.c., modern kitchen/diner and lounge. The first floor landing leads to three bedrooms and main house bathroom. Outside, driveway and low maintenance pebbled area to the front which could provide off street parking. To the rear is an artificial lawn incorporating patio area.

The property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

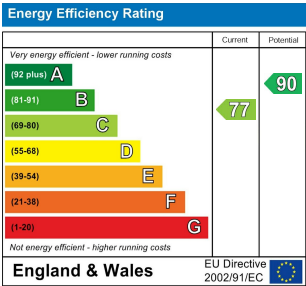
Offered for sale with no chain and vacant possession, an early viewing comes highly recommended.

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.



ACCOMMODATION

ENTRANCE HALL

Side entrance door, laminate floor, radiator, stairs to the first floor landing and doors to the kitchen/diner, lounge and downstairs w.c.

W.C.

Low flush w.c., pedestal wash basin with tiled splash back, radiator and UPVC double glazed frosted window to the side.

KITCHEN/DINER

11'6" [max] x 14'5" [max] [3.53m [max] x 4.4m [max]]
Range of modern fitted two-tone wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated oven and grill with four ring gas hob and filter hood. Integrated dishwasher, integrated fridge/freezer and integrated automatic washing machine. UPVC double glazed bay window to the front, recess ceiling spotlights, laminate floor and radiator.



LOUNGE

11'4" x 14'6" [3.47m x 4.43m]
UPVC double glazed window to the side, radiator, understairs storage cupboard, laminate floor and UPVC double glazed French doors to the rear.



FIRST FLOOR LANDING

Loft access, doors to three bedrooms and the bathroom.

BEDROOM ONE

10'2" [max] x 7'7" [min] x 12'5" [3.11m [max] x 2.32m [min] x 3.8m]
Built in wardrobes, UPVC double glazed windows to the front and radiator.



BEDROOM TWO

6'2" x 11'3" [1.88m x 3.45m]
UPVC double glazed window to the rear and radiator.



BEDROOM THREE

8'1" x 8'7" [2.47m x 2.62m]
UPVC double glazed window to the rear and radiator.



BATHROOM/W.C.

5'4" x 6'2" [1.64m x 1.90m]
Low flush w.c., pedestal wash basin and panelled bath with mixer shower over. Part tiled walls, UPVC double glazed frosted window to the side, radiator and recess ceiling spotlights.



OUTSIDE

To the front is a driveway providing off street parking and low maintenance pebbled area which could be used for further off road parking. To the rear is an attractive low maintenance artificial lawned garden with stone borders incorporating patio. There is a detached outbuilding for storage.



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.