



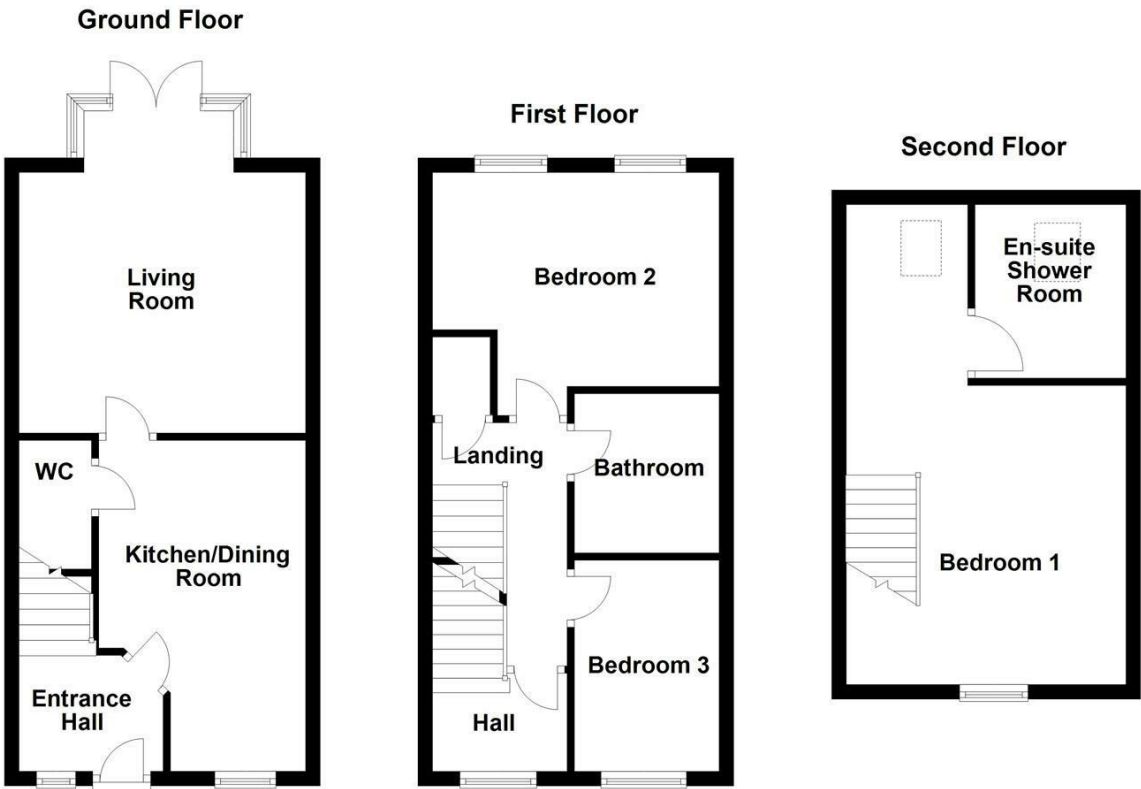
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

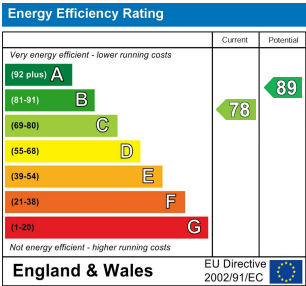


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



105 Park Drive, Lofthouse, Wakefield, WF3 3ET

For Sale Freehold £240,000

Situated on the outskirts of this modern and attractive development is this semi detached family home with three well proportioned bedrooms the master with en-suite shower room. Perfect for the family buyer or professional couple, with accommodation over three levels.

The well presented accommodation briefly comprises of an entrance hall, modern kitchen dining room with integrated appliances, spacious lounge with French doors to the rear garden and downstairs W.C.. To the first floor, there are two bedrooms and the house bathroom. The master bedroom is on the second floor and benefits from fitted wardrobes and a contemporary en suite shower room. Outside, a double tarmac driveway provides off street parking, whilst to the rear of the property there is an enclosed lawned garden.

The property is located within easy reach of local amenities including shops and schools, with easy access to the 110 bus service along travelling between Wakefield and Leeds. The M1 and M62 motorway networks are both easily accessible, ideal for the commuter wishing to work or travel further afield.

Only a full internal inspection will reveal all that is on offer at this quality home and a viewing comes highly recommended to avoid any level of disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door into the entrance hall. Laminate flooring, stairs to first floor landing, central heating radiator. Door into kitchen dining room.

KITCHEN DINING ROOM

14'11" x 9'4" [max] x 6'2" [min] [4.56m x 2.85m [max] x 1.90m [min]] UPVC double glazed window to the front, doors to the downstairs W.C and door to the living room. A range of wall and base units with laminate worksurface and laminate upstands, 1 1/2 stainless steel sink and drainer, boiler housed. Integrated oven and grill with an integrated microwave oven above, integrated fridge and separate integrated freezer below, integrated dishwasher, integrated washer dryer. Extractor fan.

LIVING ROOM

12'9" x 15'0" [max] x 11'10" [min] [3.91 x 4.59m [max] x 3.61m [min]] Walk in rectangular bay window with UPVC double glazed windows to three sides, UPVC double glazed French doors to the rear, two central heating radiators.



DOWNSTAIRS W.C.

Low flush W.C. with concealed cistern, wall hung wash basin with mixer tap. Part tiled walls, central heating radiator. Extractor fan.

FIRST FLOOR LANDING

Doors to two bedrooms, house bathroom and further hallway.

BEDROOM TWO

12'9" x 11'0" [max] x 9'8" [min] [3.91m x 3.37m [max] x 2.97m [min]] Two UPVC double glazed windows to the rear, central heating radiator.



HOUSE BATHROOM

6'2" x 7'1" [1.88m x 2.18m] UPVC double glazed frosted window to the side. Comprising of a three piece suite with a low flush W.C. with concealed cistern, ceramic wash basin with mixer tap built into the vanity drawer below, panel bath with centralised mixer tap and pull out shower attachment as well as a chrome rain showerhead to the wall, swinging glass shower screen. Ladder style radiator, extractor fan.

BEDROOM THREE

6'2" x 9'6" [1.90m x 2.90m] UPVC double glazed window to the front, central heating radiator.

FURTHER HALLWAY

UPVC double glazed window to front, stairs to second floor/bedroom one, central heating radiator.

BEDROOM ONE

12'9" x 21'1" [max] x 13'8" [min] [3.89m x 6.44m [max] x 4.19m [min]] Timber double glazed Velux window with built in blind to the rear, UPVC double glazed window to the front, two central heating radiators, fitted double wardrobes with sliding doors. door into en suite shower room. Loft access.



EN SUITE SHOWER ROOM

7'0" x 6'6" [2.14m x 1.99m] Velux frosted UPVC double glazed window. Larger than average shower cubicle with bi folding glass doors and shower

attachment, rain shower head to the wall. Low flush W.C. with concealed cistern, wash basin with mixer tap. Part tiled walls, ladder style radiator, extractor fan.



OUTSIDE

To the front of the property is a double tarmacadam driveway providing off road parking for two vehicles, covered timber porch over the front door, paved pathway running down the right hand side through a timber gate, accessing the enclosed rear garden. To the rear garden there is an attractive laid lawn with timber surround fencing on three sides with a timber shed in the corner and planted borders on the left hand side of the garden.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.