



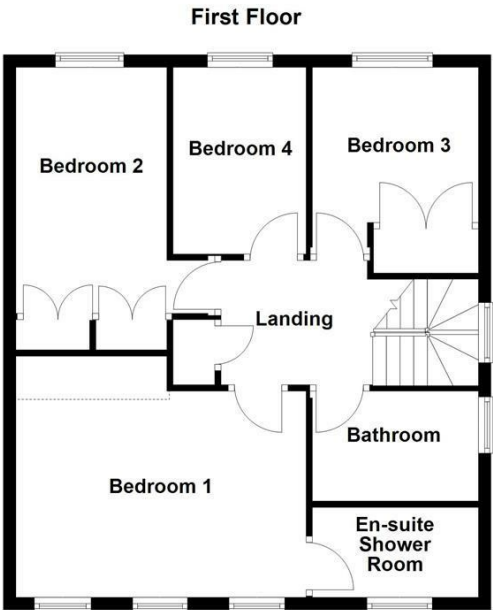
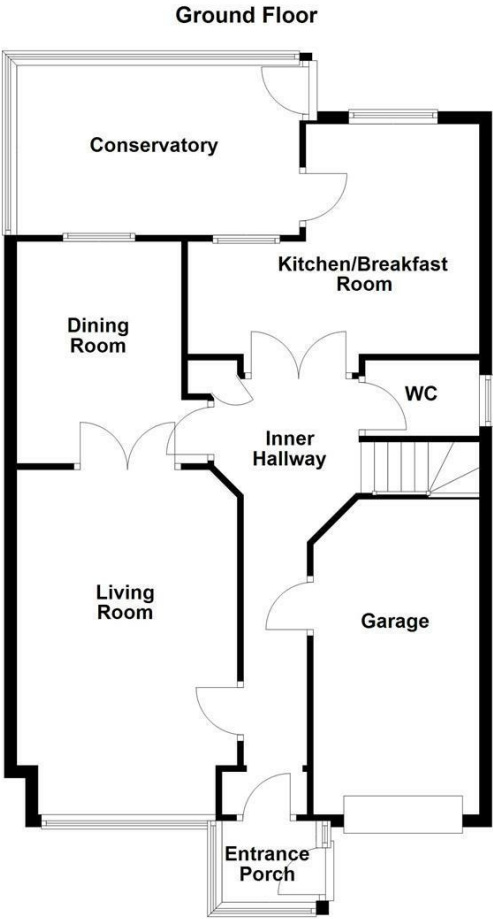
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

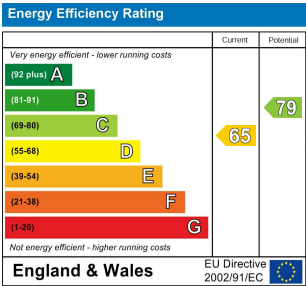


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



6 Virginia Gardens, Lofthouse, Wakefield, WF3 3TE

For Sale Freehold £475,000

Nestled in a cul-de-sac location on a modern development is this four bedroom detached family home sitting on a generous sized plot with huge potential to extend/develop further subject to consent, boasting well proportioned accommodation, ample off road parking and an expansive rear garden with rural views.

The property briefly comprises of the entrance porch, hallway, living room, dining room, kitchen/breakfast room, conservatory, downstairs w.c. and integral garage. The first floor landing leads to four bedrooms [main bedroom with en suite] and house bathroom. Outside to the front is a broad driveway providing off road parking for four vehicles leading to the garage. A side timber gates leads to a pebbled garden with greenhouse, shed and summerhouse. To the rear is a generous enclosed garden with lawned garden, central water feature pond, allotment style beds, several pebbled areas and paved patio area, perfect for outdoor dining and entertaining.

The property is well placed for all local schools, shops and amenities, as well as being a short distance away from the motorway network, for those looking to commute further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

4'11" x 4'3" (1.5m x 1.31m)

UPVC double glazed front entrance door, surrounded by UPVC double glazed window and frosted door leading into the inner hallway.

HALLWAY

23'7" x 13'11" (max) x 2'11" (min) [7.2m x 4.26m (max) x 0.91m (min)]

Doors to the living room, dining room, kitchen/breakfast room, storage cupboard and garage. Two central heating radiators, karndeian flooring, coving to the ceiling, dado rail and stairs to the first floor landing.

LIVING ROOM

18'10" x 11'7" (max) x 9'4" (min) [5.75m x 3.55m (max) x 2.86m (min)]

UPVC double glazed window to the front, two central heating radiators, coving to the ceiling, two ceiling roses, dado rail, set of double doors through to the dining room and gas fireplace with marble hearth, surround and ornate mantle.

DINING ROOM

11'8" x 10'2" (max) x 8'8" (min) [3.58m x 3.1m (max) x 2.65m (min)]

UPVC double glazed window to the conservatory, set of double doors through to the living room, coving to the ceiling, ceiling rose, dado rail and central heating radiator.

KITCHEN/BREAKFAST ROOM

15'5" x 12'8" (max) x 6'8" (min) [4.7m x 3.88m (max) x 2.05m (min)]

Range of wall and base units with granite work surface over, ceramic inset sink and drainer with mixer tap, integrated double oven with five ring gas hob and extractor hood. Integrated dishwasher, integrated under counter fridge/freezer, UPVC double glazed window and door to the conservatory, UPVC double glazed window to the rear garden, coving to the ceiling, dado rail, central heating radiator



CONSERVATORY

12'8" x 8'11" [3.87m x 2.72m]

Power, surrounded by UPVC double glazed windows, UPVC double glazed door to the rear garden and central heating radiator.



W.C.

3'2" x 6'9" (0.98m x 2.08m)

UPVC double glazed frosted window to the side, spotlights, chrome ladder style radiator, concealed cistern low flush w.c. and ceramic wash basin with mixer tap and LED mirror.

INTEGRAL GARAGE/UTILITY

17'2" x 8'5" (max) x 3'8" (min) [5.25m x 2.57m (max) x 1.12m (min)]

Power and light, electric roller door, base units with laminate work surface over incorporating stainless steel sink and drainer, space for a fridge/freezer, space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR LANDING

13'10" x 6'9" (max) x 6'3" (min) [4.22m x 2.07m (max) x 1.93m (min)]

Loft access with pull down ladder to the partially boarded loft with light, UPVC double glazed frosted window to the side, coving to the ceiling, central heating radiator, storage cupboard and doors to four bedrooms and house bathroom.

BEDROOM ONE

15'5" x 12'11" (max) x 10'11" (min) [4.7m x 3.95m (max) x 3.33m (min)]

UPVC double glazed windows to the front, central heating radiator, coving to the ceiling, ceiling rose, fitted wardrobes and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

8'6" x 5'5" (2.6m x 1.67m)

Concealed cistern low flush w.c., ceramic wash basin with mixer tap and shower cubicle with electric shower. Spotlights, amticco flooring, ladder style radiator, extractor fan and UPVC double glazed frosted window to the front.

BEDROOM TWO

12'9" x 10'3" (max) x 8'1" (min) [3.91m x 3.13m (max) x 2.48m (min)]

Coving to the ceiling, ceiling rose, dado rail, UPVC double glazed window to the rear and double doored wardrobes.



BEDROOM THREE

8'9" x 9'10" (max) x 8'3" (min) [2.68m x 3.01m (max) x 2.52m (min)]

UPVC double glazed window to the rear, coving to the ceiling, ceiling rose, dado rail and double doored wardrobe.

BEDROOM FOUR

9'10" x 7'0" [3.02m x 2.15m]

UPVC double glazed window to the rear, coving to the ceiling, ceiling rose and dado rail.

BATHROOM/W.C.

8'6" x 5'0" (2.61m x 1.54m)

Concealed cistern low flush w.c., ceramic wash basin with mixer tap and panelled bath with mixer tap and electric shower. Spotlights, extractor fan, UPVC double glazed frosted window to the side and ladder style radiator.



OUTSIDE

To the front of the property is a good sized driveway providing off road parking for four vehicles leading to the single integral garage. There is a lawned garden to the front with planted beds, mature trees and shrubs. A timber gate leads to a side pebbled garden with greenhouse, shed and summerhouse (3m x 4m) with power and hot tub. There is an expansive rear garden incorporating lawned garden, central water feature pond, allotment style beds, several pebbled areas and paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing. The rear garden overlooks pleasant rural views.



PLEASE NOTE

Please there is proposed development behind the property, off Lingwell Gate Lane. The vendor has advised us that immediately behind there is a proposed community area and the properties will be further along. Potential purchasers should make their own enquiries.

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.