



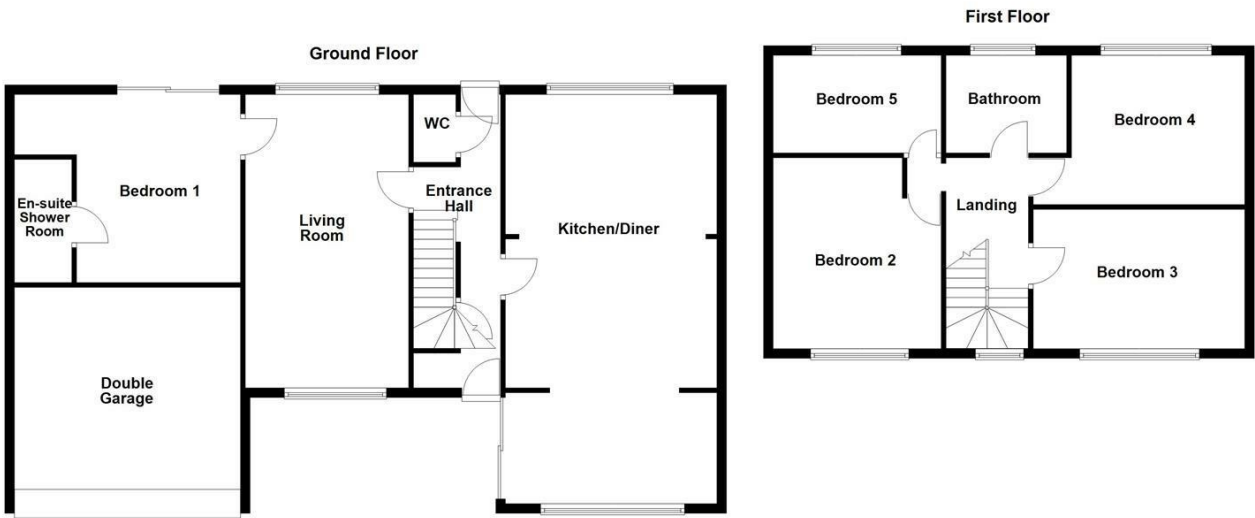
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
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PONTEFRACT & CASTLEFORD
01977 798 844



45 Green Lane, Lofthouse, Wakefield, WF3 3QJ

For Sale Freehold £599,950

Renovated to an exceptional standard throughout is this impressive five bedroom detached family home which occupies a substantial plot and offers generous living accommodation, extensive off street parking and a large enclosed garden.

The ground floor comprises a welcoming entrance hall, guest w.c., spacious open plan kitchen/diner, formal living room and a ground floor bedroom with en suite shower room. To the first floor the landing leads to four further well proportioned bedrooms and a contemporary four piece family bathroom. Externally, the property boasts a generous driveway providing ample off road parking, an attached double garage, and well maintained lawned garden to the front. The gardens continue around to the side and rear, where a sizeable enclosed garden features an Indian stone patio, perfect for outdoor entertaining, all enclosed by timber fencing with gated access.

Located in a sought after residential area of Lofthouse, the home is ideally placed for access to a range of local amenities, reputable schools, and excellent transport links including the nearby motorway network.

Offering further potential to develop/extend further subject to consent and no chain with vacant possession upon completion. A viewing is essential to fully appreciate the quality and space on offer in this outstanding family home.

IMPORTANT NOTE TO PURCHASERS

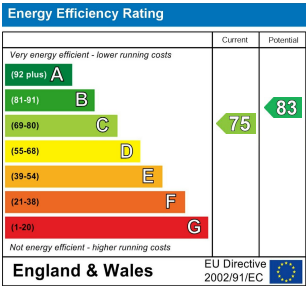
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

Composite front entrance door with sunlight above, fully porcelain tiled floor, central heating radiator, composite rear entrance door, stairs to the first floor, doors to the understairs storage cupboard, living room, downstairs w.c. and open plan kitchen/diner.

W.C.

4'3" x 2'7" [1.32m x 0.81m]

Low flush w.c., wash basin with mixer tap, fully porcelain tiled floor, wall mounted extractor fan and chrome ladder style radiator.

KITCHEN/DINER

14'7" x 29'2" [4.45m x 8.90m]

Range of shaker style wall and base units with quartz work surface over, double ceramic Belfast sink with swan neck mixer tap, two built in wine racks, central island with four ring induction hob, integrated twin oven and grill, integrated fridge/freezer, integrated dishwasher, integrated washing machine, pull out bin drawers and matching cupboard housing the combi condensing boiler. Set of UPVC double glazed sliding patio doors to the front aspect with windows to the front and rear. Fully porcelain tiled floor, two central heating radiators and inset spotlights.



LIVING ROOM

11'2" x 20'0" [3.42m x 6.10m]

UPVC double glazed windows to the front and rear, two central heating radiators and door providing access into bedroom one.



BEDROOM ONE

15'6" [max] x 11'3" [min] x 12'10" [4.74m [max] x 3.44m [min] x 3.93m]

Central heating radiator, set of UPVC double glazed sliding patio door to the rear garden and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

3'6" x 8'0" [1.08m x 2.45m]

Three piece suite comprising larger than average shower cubicle with shower head attachment, low flush w.c. and vanity wash basin with mixer tap. Chrome ladder style radiator, inset spotlights and wall mounted extractor fan.



FIRST FLOOR LANDING

UPVC double glazed window overlooking the front elevation, loft access, central heating radiator and doors to four bedrooms and bathroom.

BEDROOM TWO

10'0" [min] x 12'8" [max] x 11'3" [3.06m [min] x 3.88m [max] x 3.45m]

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



BEDROOM THREE

14'5" x 9'7" [4.4m x 2.93m]

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

BEDROOM FOUR

12'3" [min] x 14'8" [max] x 9'8" [3.75m [min] x 4.49m [max] x 2.95m]

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

BEDROOM FIVE

6'6" x 11'4" [2.0m x 3.46m]

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

BATHROOM/W.C.

5'10" x 8'3" [1.79m x 2.52m]

Four piece suite comprising freestanding roll top bath with mixer tap and shower attachment, low flush w.c, pedestal wash basin with mixer tap and an enclosed shower cubicle with shower attachment. Fully porcelain tiled walls and floor. UPVC double glazed frosted window overlooking the rear elevation, wall mounted extractor fan, inset spotlights and ladder style radiator.



OUTSIDE

To the front of the property is a large slate driveway providing ample off road parking for several vehicles and an attractive lawned gardens with mature trees and bushes bordering with a paved seating area. There is an attached double garage with electric roller door, power and light. To the side is a pleasant lawned garden flowing around to the rear with the lawned garden continuing incorporating an Indian stone paved patio area, surrounded by timber fencing and a timber gate to the shared driveway at the side of the property.



COUNCIL TAX BAND

The council tax band for this property is F.

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.