

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



42 Meadowgate Vale, Lofthouse, Wakefield, WF3 3SP

For Sale Freehold £305,000

Introducing to the market is this detached stone built property sat on a generous sized plot and situated in the sought after location of Lofthouse, this property benefits from driveway parking with garage and an enclosed rear garden.

The property briefly comprises of entrance hall, living room, dining room with archway into the modern kitchen and downstairs w.c. The first floor landing leads to three bedrooms [two doubles plus a further single] and house bathroom. Outside to the front and side is a driveway providing ample off road parking leading to the detached garage. To the rear is an enclosed lawned garden incorporating flagged patio area.

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.

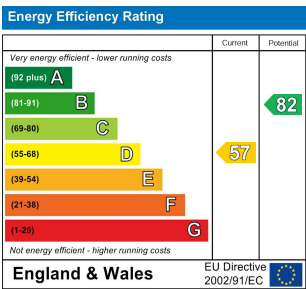
Ideal for the couple or family, a viewing comes highly recommended to appreciate the accommodation offer.

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

UPVC double glazed entrance door, staircase to the first floor landing, central heating radiator and door to the living room.

LIVING ROOM

14'7" x 12'5" [4.45m x 3.80m]

UPVC double glazed bay window to the front elevation, electric fireplace with feature surround, central heating radiator and archway through to the dining room.



DINING ROOM

10'0" x 7'3" [3.05m x 2.21m]

Central heating radiator, UPVC double glazed patio doors to the rear elevation and door to the kitchen.



KITCHEN

12'9" x 8'0" [3.90m x 2.45m]

Range of wall and base units with butchers block style work surface, stainless steel sink and drainer with mixer tap, integrated cooker, four ring gas hob with extractor fan. Space and plumbing for a washing machine, space and plumbing for a fridge. UPVC double glazed window to the rear elevation, UPVC double glazed side door and door to the downstairs w.c.

W.C.

Wall mounted wash basin and low flush w.c. Central heating radiator and UPVC double glazed frosted window to the side elevation.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, overstairs airing cupboard, loft access, doors to three bedrooms and bathroom.

BEDROOM ONE

13'2" x 9'4" [4.03m x 2.86m]

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



BEDROOM TWO

10'10" x 9'4" [3.32m x 2.86m]

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



BEDROOM THREE

8'4" x 6'9" [2.56m x 2.06m]

UPVC double glazed window to the rear elevation.

BATHROOM/W.C.

5'9" x 6'9" [1.76m x 2.06m]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and panelled bath with electric shower. Central heating radiator, extractor fan and UPVC double glazed frosted window to the front elevation.



OUTSIDE

To the front and side of the property is a driveway leading to the detached stone built garage with manual up and over door. To the rear is a lawned garden with flagged patio area, surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

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.