



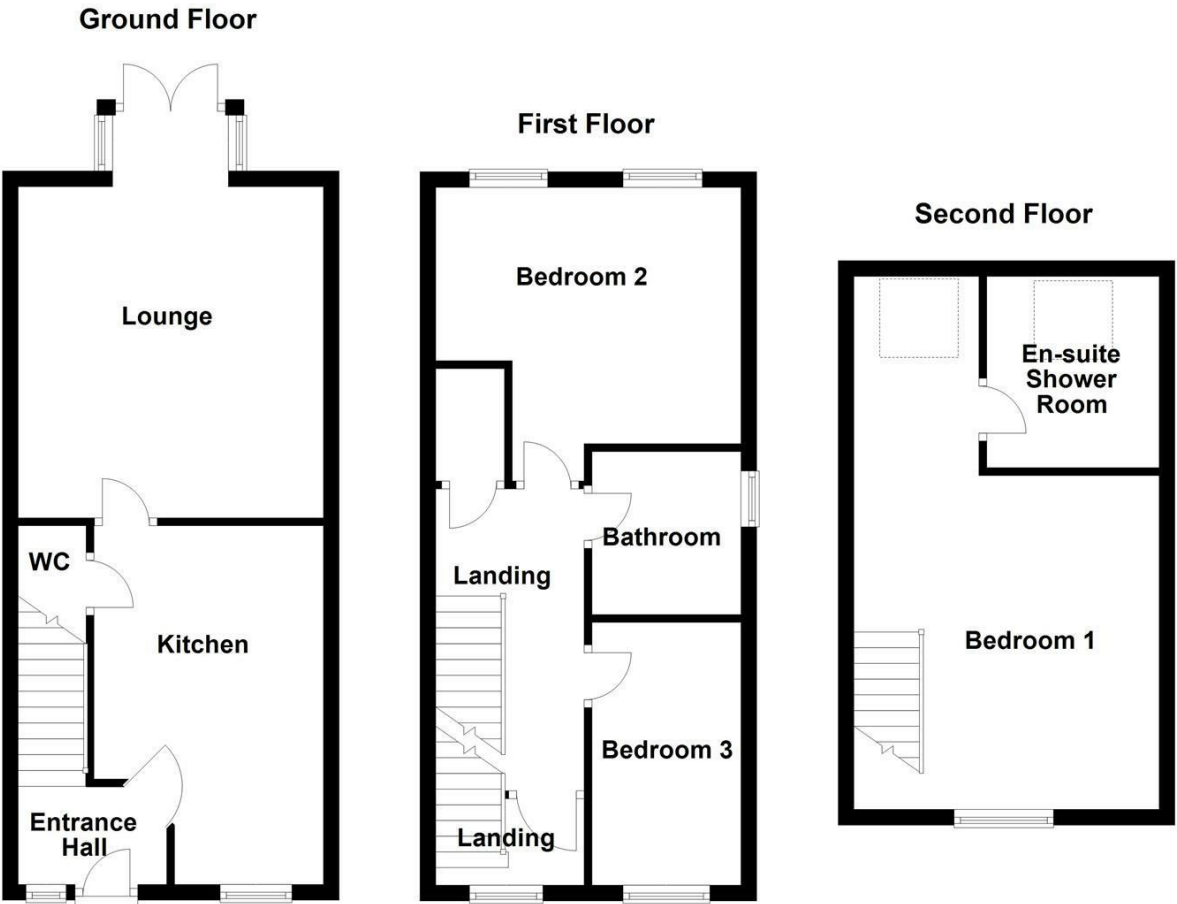
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

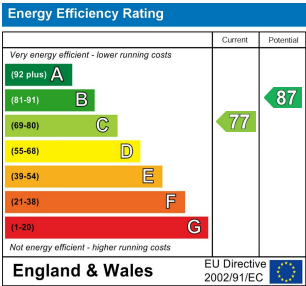


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



4 Springfield Mews, Lofthouse, Wakefield, WF3 3FB

For Sale Freehold £254,000

Set back from the main roadside, this beautifully presented and spacious three bedroom end terrace property offers modern living across three floors. The property is well appointed throughout and benefits from gas central heating and an electric vehicle charging point.

The accommodation briefly comprises of an entrance hall, a guest W.C., a contemporary fitted kitchen, and a generous lounge. The first floor landing leads to two bedrooms and a stylish family bathroom. A further staircase rises to the second floor, where you will find bedroom one, complete with a dressing area and a modern en suite shower room. Externally, the property enjoys off street parking for two vehicles to the front. To the rear is a private lawned garden, featuring an Indian stone-paved terrace, ideal for outdoor entertaining.

The home is conveniently located close to local amenities, including shops, schools, and regular bus services, with both the train station and motorway network nearby, perfect for those commuting further afield.

This fantastic home is ideally suited to professional couples or families seeking to step onto the property ladder. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door into the entrance hall, central heating radiator, stairs to the first floor landing, door into the kitchen.

KITCHEN

14'11" x 9'4" [max] x 6'2" [min] [4.56m x 2.86m [max] x 1.90m [min]] UPVC double glazed window to the front, spotlights, central heating radiator, under-unit lighting, door into the lounge. Fitted with a contemporary two tone range of wall and base units with work surfaces, incorporating a stainless steel 1½ bowl sink and drainer. Integrated appliances include an AEG oven, microwave, grill, washing machine, dishwasher, fridge and freezer.

LOUNGE

15'1" x 12'9" [4.60m x 3.91m] UPVC double window with UPVC double glazed French doors to the rear, two central heating radiators.



FIRST FLOOR LANDING

Access to two bedrooms, the house bathroom, an airing cupboard..

BEDROOM TWO

12'11" x 11'0" [max] x 9'9" [min] [3.94m x 3.37m [max] x 2.98m [min]] Two UPVC double glazed windows and central heating radiator.



BEDROOM THREE

6'1" x 9'8" [1.87m x 2.95m] UPVC double glazed window to the front, central heating radiator.

HOUSE BATHROOM

7'1" x 5'5" [2.18m x 1.67m] Frosted UPVC double glazed window to the side, chrome heated towel radiator, spotlights, tiled floor, part-tiled walls. Fitted with a concealed flush W.C., wash basin, and a panelled bath with mixer shower and mains water shower head.



FURTHER LANDING

UPVC double glazed window to the front, stairs leading to the second floor.

BEDROOM ONE

21'2" x 12'9" [max] x 5'2" [min] [6.46m x 3.91m [max] x 1.60m [min]] UPVC double glazed window to the front, two central heating radiators, UPVC double glazed Velux window to the rear, fitted wardrobes with sliding doors, and access to loft storage. Door into the en suite shower room.



EN SUITE SHOWER ROOM

6'3" x 7'1" [1.91m x 2.16m] Frosted UPVC double glazed window to the rear, chrome heated towel radiator, tiled floor, part-tiled walls, spotlights. Fitted with a concealed flush W.C., wash basin, and shower cubicle with mixer shower and mains water head.



OUTSIDE

Externally, the property offers two off street parking spaces with an electric vehicle charging point to the front with low maintenance pebble borders. To the rear, there is a lawned garden with an Indian stone patio and a pergola.



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.