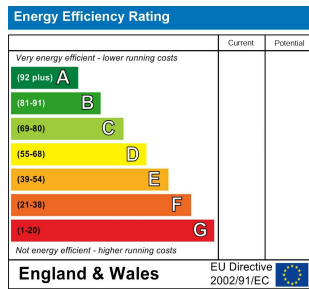


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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01924 260 022

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01977 798 844



## 91 Park Drive, Lofthouse, Wakefield, WF3 3ET

### For Sale Freehold £235,000

Enjoying a tucked-away position within a modern and attractive development, this well presented three bedroom semi detached home offers contemporary living accommodation throughout.

The property benefits from a stylish fitted kitchen/diner with integrated appliances and tiled flooring, along with access to a modern downstairs WC from the entrance hall. Also to the ground floor is a spacious living room featuring French doors opening onto the enclosed rear garden. To the first floor, the landing provides access to three well proportioned bedrooms and a modern three piece family bathroom. Externally, the property boasts two off road tarmac parking spaces to the front, offering ample parking. An Indian stone paved pathway leads through a timber gate to the enclosed rear garden, which features an L shaped paved patio ideal for al fresco dining, overlooking an attractive lawned garden. The garden is fully enclosed by timber panel fencing on all sides.

Situated in the sought after village of Lofthouse, the property enjoys excellent transport links with regular bus services to Wakefield city centre and Leeds, while the M1 and M62 motorway networks are just a short drive away, making it ideal for commuters.

Ideal for first time buyers, couples or families, an internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.





## ACCOMMODATION

### ENTRANCE HALL

A composite side entrance door leads into the entrance hall. The entrance hall features flooring, a central media point, inset spotlights to the ceiling, and three solid doors with chrome handles providing access to the downstairs WC, the kitchen diner, and the living room.

### DOWNSTAIRS W.C.

4'9" x 3'7" [1.47m x 1.10m]

Comprising a low flush WC and a wall-mounted wash basin with mixer tap. There are part tiled walls, a central heating radiator, a UPVC double glazed frosted window to the side elevation, an extractor fan, and inset spotlights to the ceiling.



### KITCHEN/DINER

14'7" x 12'7" [max] x 10'3" [min] [4.45m x 3.86m [max] x 3.13m [min]]

Fitted with a range of wall and base high gloss units with laminate work surfaces and tiled splashbacks. A 1 1/2 bowl stainless steel sink with swan neck mixer tap is installed, along with an integrated AEG oven and grill, a separate AEG four ring gas hob with glass splashback and extractor hood



above. There are downlights built into the wall units, an integrated AEG microwave, a 70/30 integrated fridge freezer, an integrated full size dishwasher, and an integrated Kenwood washing machine. The room also benefits from a fully tiled floor, inset spotlights to the ceiling, a central heating radiator, and a combi boiler discreetly housed within a wall unit.

### LIVING ROOM

11'3" x 14'7" [3.43m x 4.45m]

Featuring a decorative feature wall with picture rail above, a UPVC double glazed window to the side elevation, and two central heating radiators. UPVC double glazed French doors with matching side panels provide access to the rear garden. There is also a useful under-stairs storage cupboard accessed via a door with chrome fittings.



### FIRST FLOOR LANDING

Providing loft access and featuring four solid wooden doors with chrome handles, giving access to three bedrooms and the house bathroom.

### BEDROOM ONE

14'6" x 10'3" [max] x 6'7" [min] [4.43m x 3.13m [max] x 2.02m [min]]

A well proportioned bedroom with a central heating radiator and two UPVC double glazed windows overlooking the front elevation.



### BEDROOM TWO

8'5" x 8'1" [2.58m x 2.48m]

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



### BEDROOM THREE

6'2" x 11'5" [1.89m x 3.48m]

Including a feature timber clad wall with dado rail detailing, a UPVC double glazed window overlooking the rear elevation, and a central heating radiator.



### BATHROOM

5'6" x 7'1" [1.70m x 2.18m]

Comprising a modern three piece suite including a panelled double ended bath with central mixer tap and pull out shower attachment, glass shower screen, and overhead rainfall shower. Additional features include part tiled walls, a wall mounted wash basin with floating vanity drawers beneath and mixer tap above, a concealed cistern WC, shaver socket, inset spotlights, extractor fan, chrome heated towel radiator, and a UPVC double glazed frosted window to the side elevation.



### OUTSIDE

To the front of the property are two off road tarmac parking spaces with slate borders and an Indian stone pathway leading to the entrance. The Indian stone pathway continues along the side of the property, bordered by slate edging, and leads to a timber gate providing access to the enclosed rear garden. The rear garden features an 'L' shaped Indian stone paved patio area ideal for outdoor dining and entertaining, an attractive lawned garden, and fenced boundaries on all sides, enjoying open aspects to the rear.



### 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.