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 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

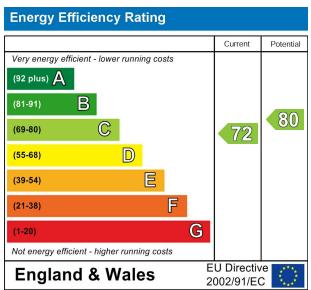
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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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## 19 Green Bank, Lofthouse, Wakefield, WF3 3QN

**For Sale Freehold £650,000**

Nestled in a quiet cul-de-sac in the Lofthouse area of Wakefield is this superbly presented five bedroom detached house. The property is generously proportioned, offering five well sized double bedrooms, ample reception space and a substantial plot with attractive front and rear gardens, as well as expansive off-road parking. Recent improvements include new windows installed within the last two years, a new roof fitted three years ago, and a new boiler installed four years ago, making this an exceptionally well-maintained and appealing home not to be missed.

The property briefly comprises an entrance hall giving access to bedrooms three and four, the house bathroom, main lounge, kitchen/dining room and stairs to the first floor. The kitchen/dining room leads to a utility room and sitting room with access to the rear garden. Upstairs, the landing provides access to two storage cupboards and bedrooms one, two and five. Bedrooms one and two benefit from en suite shower rooms and fitted wardrobes. Externally, the front features a lawned garden with hedged and planted borders and a stone paved pathway leading to the front door. To the side, electric composite double gates open to a block paved driveway offering off road parking for at least four vehicles, leading to a larger than average single detached garage with power, lighting and a roll up door. The rear garden is mainly laid to lawn with stone paved patio areas ideal for outdoor dining and entertaining. It features mature shrubs, flowerbeds and a timber summer house. Fully enclosed by walls and fencing, it offers a safe and private space for children and pets. An additional side garden has been landscaped into an allotment style area with a timber greenhouse, planting beds and pebbled sections.

Occupying a pleasant cul-de-sac position, the property is well placed to all local amenities including shops and schools. As well as providing easy access to junction 41 of the M1 motorway for those looking to travel further afield. It is also perfectly located for Outwood train station, for those looking to commute to Leeds.

An early viewing comes highly recommended to avoid any level of disappointment.

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#### ACCOMMODATION

##### ENTRANCE HALL

10'11" x 15'1" [max] x 6'11" [min] (3.34m x 4.61m [max] x 2.11m [min])

UPVC double glazed door with frosted glass pane providing access. Stairs providing access to the first floor landing, under stairs storage, spotlights. Doors to bedrooms three and four, the kitchen dining room, the main lounge and the bathroom.

##### MAIN LOUNGE

19'10" x 11'9" [max] x 11'4" [min] (6.05m x 3.6m [max] x 3.47m [min])

Two sets of sliding UPVC double glazed doors to the rear garden, gas fireplace with limestone hearth surround and mantle, central heating radiator, coving to the ceiling.

##### KITCHEN DINING ROOM

11'8" x 20'1" (3.58m x 6.4m)

Frosted UPVC double glazed door to the utility room, door to the sitting room. Column central heating radiator, two UPVC double glazed windows to the rear, spotlights. A range of wall and base units with granite worksurface over, inset 1 1/2 stainless steel sink with mixer tap and drain board built into the granite, four ring gas hob with stainless steel extractor hood above. Integrated double oven, space and plumbing for an American style fridge freezer, integrated slimline dishwasher.

##### SITTING ROOM

12'0" x 20'0" (3.67m x 6.12m)

Two UPVC double glazed windows to the side, bi folding doors to the rear, log burning stove with slate hearth, central heating radiator.



##### UTILITY ROOM

6'10" x 8'0" (2.1m x 2.44m)

Three UPVC triple glazed windows to the sides, UPVC double glazed door to the rear, spotlights. Base units with laminate worksurface over, space and plumbing for a washing machine.

##### BEDROOM THREE

10'11" x 10'8" (3.34m x 3.26m)

UPVC double glazed window to the front, spotlights, central heating radiator.

##### BEDROOM FOUR

10'10" x 11'8" (3.32m x 3.56m)

UPVC double glazed window to the front, central heating radiator, spotlights.

##### BATHROOM

7'4" x 7'8" (2.25m x 2.35m)

Frosted UPVC double glazed window to the front, central heating radiator, spotlights. Low flush W.C., pedestal wash basin with mixer tap, stand alone roll top bath with mixer tap, fully tiled.

##### FIRST FLOOR LANDING

17'10" x 9'3" [max] x 3'6" [min] (5.45m x 2.82m [max] x 1.08m [min])

UPVC triple glazed window to the rear, loft access, central heating radiator. Access to two storage cupboards, doors to bedrooms one, two and five.

##### BEDROOM ONE

11'9" x 17'7" [max] x 15'8" [min] (3.6m x 5.38m [max] x 4.8m [min])

UPVC triple glazed window to the rear, UPVC double glazed window to the side, spotlights, central heating radiator, door to en suite shower room, set of fitted wardrobes with sliding mirror doors.



##### EN SUITE SHOWER ROOM

4'11" x 8'6" (1.51m x 2.6m)

Velux skylight, spotlights, chrome ladder style central heating radiator. Low flush W.C., pedestal wash basin with mixer tap and tiled splashback, tiled shower cubicle with mains fed shower head attachment and glass shower screen.



##### BEDROOM TWO

10'8" x 15'10" [max] x 9'0" [min] (3.27m x 4.83m [max] x 2.75m [min])

UPVC double glazed window to the rear, UPVC double glazed window to the side, access to an en suite shower room, spotlights, access to a storage cupboard, set of fitted wardrobes with sliding mirrored doors, central heating radiator.



##### EN SUITE SHOWER ROOM

3'11" x 5'9" (1.2m x 1.77m)

Velux skylight, chrome ladder style central heating radiator, spotlights. Corner low flush W.C., ceramic wash basin with storage unit below and mixer tap with tiled splashback, tiled shower cubicle with mains fed shower head attachment and glass shower screen.

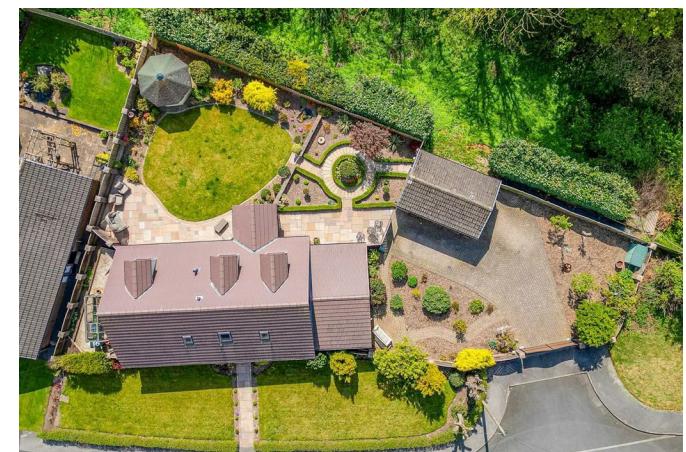
##### BEDROOM FIVE

9'3" x 10'4" [max] x 4'3" [min] (2.83m x 3.15m [max] x 1.3m [min])

Velux skylight, central heating radiator, spotlights, access to a storage cupboard.

##### OUTSIDE

To the front of the property there is a large front garden which is mainly laid to lawn having a hedged border and a stone paved pathway to the front door with a planted border incorporating shrubs and flowers throughout. To the side there is access into the property with electric composite gates which provide access to a block paved driveway providing off road parking for at least four vehicles, an electric vehicle charging point, wood chipped and planted areas incorporating mature trees, shrubs and flowers throughout. The garden is fully enclosed by walls and timber fencing and leads us to a larger than average single detached garage. From the side garden there is access to the rear by a set of timber gates. To the rear the garden is expansive and incorporates lawned areas with further wood chipped and planted areas, shrubs throughout, mature flowers and trees as well as stone paved patio areas, perfect for outdoor dining and entertaining purposes. The garden then leads onto a timber built summerhouse towards the rear and a separate further side gate. To the other side of the property is a pebbled allotment area which incorporates a timber built greenhouse and plenty of planting and potting beds, fully enclosed by walls and timber fencing.



##### GARAGE

12'7" x 18'10" (3.84m x 5.75m)

Power and light, roll up door, separate UPVC door for access.

##### 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.

##### 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.