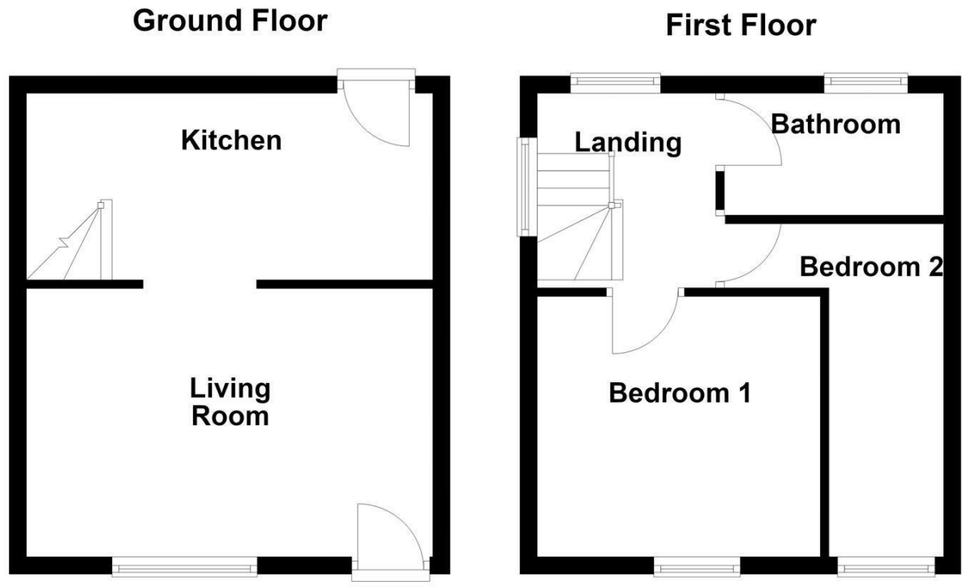
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





709 Leeds Road, Lofthouse, Wakefield, WF3 3HF

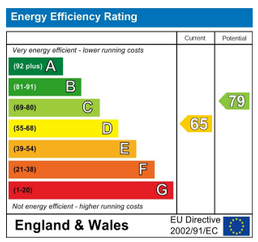
For Sale Freehold £160,000

Situated in the popular area of Lofthouse is this well presented two bedroom end terrace property, offering comfortable accommodation together with a garage providing parking for a small vehicle or useful storage.

The accommodation briefly comprises a lounge with feature open fireplace, leading through to a modern fitted kitchen with access to the rear. To the first floor are two bedrooms and a three piece family bathroom. Externally, the property benefits from a garage providing parking for a small vehicle or for useful additional storage.

The property is ideally placed for a range of local shops, amenities and schools, while Wakefield city centre and surrounding railway stations are also within easy reach.

Finished to a good standard and ready to move into, this attractive home would make an ideal purchase for a first time buyer, couple or investor. An early viewing is highly recommended.



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

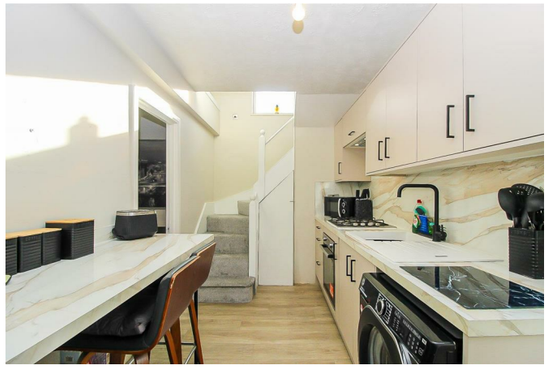
LOUNGE
15'4" x 10'2" (4.69m x 3.10m)

UPVC front entrance door leading directly into the lounge. UPVC double glazed window overlooking the front elevation, central heating radiator and wood effect flooring. Feature open fireplace with provision for a log burning stove. Door providing access through to the kitchen.



KITCHEN
15'8" x 7'0" (4.79m x 2.15m)

UPVC rear entrance door providing access to the shared rear parking area and central heating radiator. Fitted with a modern range of wall and base units with laminate work surfaces over, incorporating a sink and drainer. Integrated gas hob with cooker hood above, space for a fridge freezer and space and plumbing for a washing machine. Staircase providing access to the first floor landing, with UPVC double glazed windows overlooking the side and rear elevations.

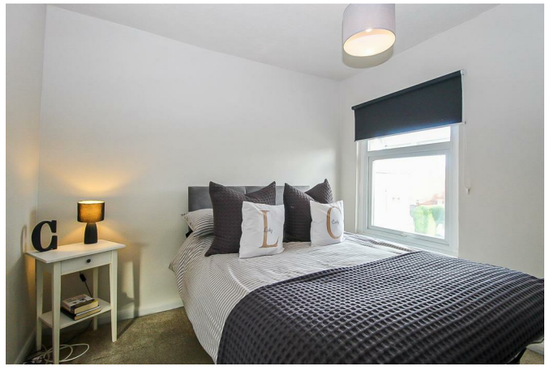


FIRST FLOOR LANDING
Doors provide access to two bedrooms and the family bathroom



BEDROOM ONE
10'8" x 9'10" (3.27m x 3.01m)

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

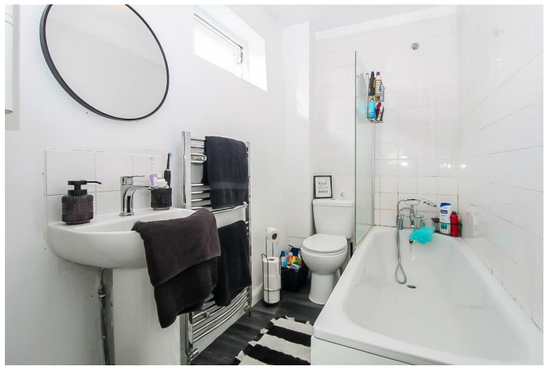


BEDROOM TWO
12'7" x 8'8" (3.86m x 2.66m)

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

BATHROOM
8'5" x 4'10" (2.57m x 1.48m)

Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a three piece suite comprising panelled bath with wall mounted shower attachment and glazed shower screen, wash hand basin with mixer tap and tiled splashback, and low flush W.C. Chrome ladder style heated towel radiator.



OUTSIDE
To the rear is a shared driveway with a garage providing parking for a small vehicle or for useful additional storage.



COUNCIL TAX BAND
The council tax band for this property is A.

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 WAKEFIELD
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.