



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



370 Leeds Road, Lofthouse, Wakefield, WF3 3QF

For Sale Freehold £175,000

Ideally situated between Leeds and Wakefield, this well presented two bedroom mid terrace property offers modern, ready-to-move-into accommodation. The home benefits from an enclosed front garden, a good sized detached rear garden area, and off-street parking to the rear

The house briefly comprises a welcoming lounge, a modern fitted kitchen with access to a useful storage cellar, and stairs leading to the first floor landing. To the first floor are two well proportioned bedrooms and a contemporary four piece family bathroom. Externally, the rear of the property features designated off street parking and a good sized detached garden area, offering excellent potential for landscaping, planting and outdoor seating, while the front enjoys an artificial lawn with gated access and fenced boundaries.

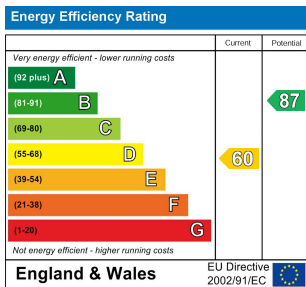
The property is ideally located for a range of local shops and amenities, with excellent access to the motorway network—making it an ideal choice for commuters who want a pleasant neighbourhood while still enjoying quick links to Leeds, Wakefield and beyond. Finished to a high standard throughout, an 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

14'8" x 10'7" [4.48m x 3.23m]

UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring, with a door leading through to the kitchen.



### KITCHEN/DINING ROOM

14'9" x 12'9" [4.50m x 3.91m]

UPVC double glazed window and door to the rear elevation, central heating radiator, space for a dining table and chairs, and a door leading down to the storage cellar.. Fitted kitchen with a range of wall and

base units providing storage, laminate worktops, integrated gas hob and oven with splashback and cooker hood above. Stainless steel sink and drainer unit with mixer tap, space for a fridge freezer and plumbing for a washing machine and a dishwasher.

### FIRST FLOOR LANDING

The first floor landing provides access to two bedrooms and the family bathroom.

### BEDROOM ONE

14'7" x 10'10" [4.47m x 3.31m]

UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring and skirting boards.



### BEDROOM TWO

13'1" x 8'9" [4.0m x 2.69m]

UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring and skirting boards.



### BATHROOM/W.C.

9'7" x 5'8" [2.94m x 1.74m]

Frosted UPVC double glazed window to the rear elevation. Four piece suite comprising a corner shower with glass sliding doors and wall-mounted shower, panelled bath, wash hand basin with mixer tap and WC. Partially tiled walls, chrome heated towel rail and spotlights to the ceiling.



### OUTSIDE

Externally, to the front, there is gated access with fencing and low maintenance artificial lawn. To the rear of the property there is shared access leading to rear designated parking space, along with a good sized detached garden area, offering excellent potential for landscaping, planting and outdoor seating.



### 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.

### 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.