



WAKEFIELD
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OSSETT
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HORBURY
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NORMANTON
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PONTEFRACT & CASTLEFORD
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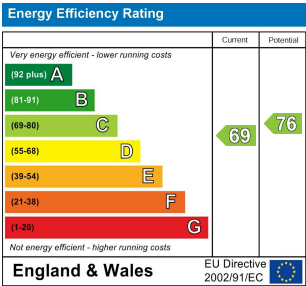


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



96 Canal Lane, Lofthouse, Wakefield, WF3 3HP

For Sale Freehold Offers In The Region Of £230,000

A superb opportunity to purchase this spacious three bedroom mid terraced home, offering generously proportioned accommodation arranged over three levels, together with the additional benefit of two useful cellar rooms on the lower ground floor. With excellent storage, an impressive principal bedroom suite and a larger than average rear garden, this appealing property is certainly worthy of an early viewing.

The property is approached from the front, where there is a low maintenance slate garden with concrete pathway leads to the entrance porch, which in turn opens into a spacious living room featuring an attractive fireplace with shelving positioned within the chimney breast recess. From the living room, a door leads into the inner hallway, which provides access to a generously sized kitchen diner fitted with a range of integrated appliances and a stable door to the rear garden. On the lower ground floor are two substantial cellar rooms, both benefitting from lighting and providing excellent additional storage space. To the first floor are two double bedrooms together with a three piece house bathroom serving the landing. A further staircase rises to the second floor, where the impressive principal bedroom can be found. This spacious room benefits from built-in wardrobes, superb views to the rear and a four piece en suite bathroom. Externally, the rear garden is a particular feature of the property. Immediately to the rear is a large Indian stone paved patio arranged into two distinct seating areas, creating an excellent space for outdoor dining and entertaining. Low maintenance pebbled borders and timber fencing provide definition, while a cast iron gate opens onto timber steps leading down into the main garden. The generous garden beyond incorporates a slate seating area, pebbled barbecue space and attractive lawn with low maintenance borders. A pathway continues beneath an established apple tree to a further lawned section and pebbled seating area, with a large double timber shed positioned towards the rear. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

The property is conveniently located within walking distance of local amenities and schools, with regular bus services providing access to Wakefield city centre. The M1 and M62 motorway networks are also within easy reach, making the property particularly convenient for those travelling further afield.

Only a full internal inspection will truly reveal the space, versatility and features this quality home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

Frosted UPVC double glazed window to the side aspect and timber entrance door with circular single glazed fanlight above, providing access into the living room.

LIVING ROOM

12'9" x 15'1" [3.90m x 4.61m]

UPVC double glazed window overlooking the front aspect, coving to the ceiling, ceiling rose and central heating radiator. Feature gas fire set on a stone hearth with solid wood mantle above, fixed shelving to one side of the chimney breast and a built-in double door storage cupboard to the other. Timber door providing access into the inner hallway.



INNER HALLWAY

Staircase providing access to the first floor landing and timber door leading into the kitchen diner.

KITCHEN DINER

12'9" x 14'9" [3.91m x 4.51m]

Coving and inset spotlights to the ceiling. Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Ceramic sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, space for a tumble dryer, integrated wine cooler, integrated full size dishwasher and integrated

fridge freezer. Space for a range style cooker positioned within the chimney breast recess, with tiled splashback and inset spotlights above. Column style central heating radiator and downlights incorporated beneath the wall cupboards. UPVC double glazed window overlooking the rear aspect and UPVC double glazed stable door providing access to the rear garden, with frosted glazed fanlight above. A timber door provides access to the staircase leading down to the cellar rooms on the lower ground floor.

CELLAR ROOM ONE

12'10" x 9'4" [3.93m x 2.87m]

Useful cellar storage with lighting and an archway providing access into the second cellar room.

CELLAR ROOM TWO

5'1" x 13'0" [1.57m x 3.97m]

Further useful cellar storage with lighting.

FIRST FLOOR LANDING

Central heating radiator and five doors providing access to bedrooms two and three, the house bathroom and the staircase leading to the second floor.

BEDROOM TWO

12'6" x 15'1" [3.82m x 4.61m]

UPVC double glazed window overlooking the front elevation, coving to the ceiling and central heating radiator.



BEDROOM THREE

10'1" x 9'10" [3.09m x 3.01m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and built in double wardrobe.

BATHROOM

9'4" x 4'8" [2.85m x 1.43m]

Fitted with a modern three piece suite comprising concealed cistern low flush W.C., wash basin with chrome mixer tap set within a laminate work surface with vanity storage below, and panelled bath with mixer tap, glazed shower screen and separate mixer shower over with rainfall shower head and additional shower attachment. Fully tiled walls and flooring, frosted UPVC double glazed window overlooking the rear elevation, UPVC clad ceiling with inset spotlights and dark grey ladder style radiator.



BEDROOM ONE

20'1" x 14'9" [max] x 6'4" [min] [6.13m x 4.52m [max] x 1.95m [min]]

Located on the second floor and forming part of the original property. Timber framed double glazed Velux style roof window overlooking the rear elevation, built-in double wardrobe and further single door wardrobe. Inset spotlights to the ceiling, central heating radiator and small access door to the eaves storage. Door providing access to the en suite bathroom.



EN SUITE BATHROOM

8'9" x 5'10" [max] x 4'3" [min] [2.69m x 1.79m [max] x 1.31m [min]]

Fitted with a four piece suite comprising enclosed shower cubicle with double glazed doors and electric shower, low flush W.C., pedestal wash basin with separate taps and tiled splashback, and bath with mixer tap and tiled splashback. Shaver socket, wall mounted mirror, timber framed double glazed Velux style roof window overlooking the rear elevation, tiled flooring and central heating radiator.



OUTSIDE

To the front is a low maintenance buffer style garden with slate chippings, enclosed by solid brick boundary walls. A concrete pathway leads to the front entrance. Immediately to the rear is a large Indian stone paved patio area arranged into two sections, providing excellent space for outdoor dining and entertaining. Timber fencing and a gate separate the two areas. A cast iron gate provides access to timber decked steps leading down into the main rear garden. There is a shale and slate style seating area together with a pebbled section positioned to the side, currently utilised as a barbecue area. Beyond is a larger than average lawned garden with low maintenance pebbled borders, mature planting and an established apple tree. A central paved pathway leads towards a further lawned section and pebbled seating area. A large double timber shed is positioned towards the rear, with timber door and two single glazed windows to the front. The garden is fully enclosed by timber panel fencing and also benefits from an outside light, sensor lighting and external water connection.



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.