



WAKEFIELD
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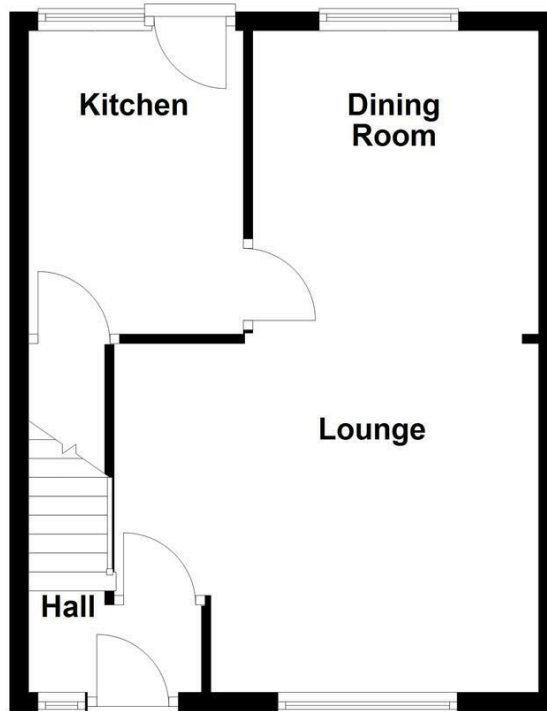
OSSETT
01924 266 555

HORBURY
01924 260 022

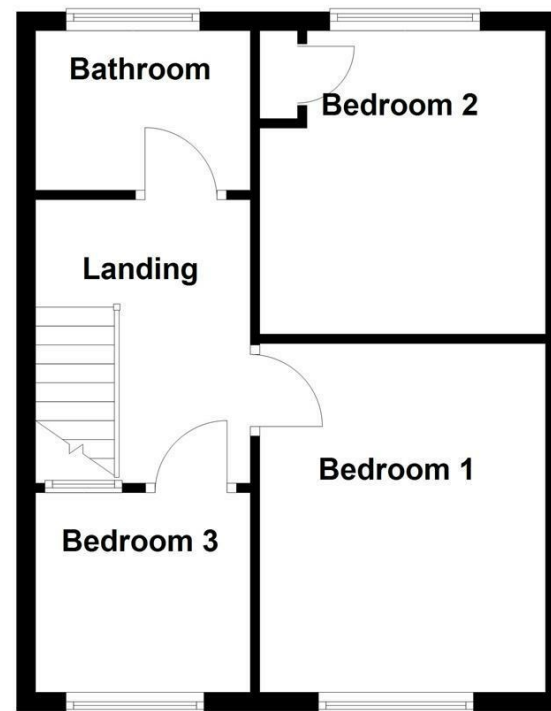
NORMANTON
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01977 798 844

Ground Floor



First Floor



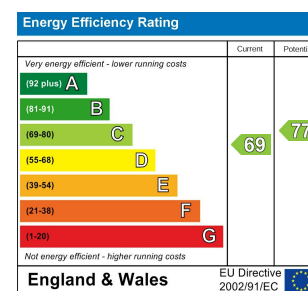
32 Philips Grove, Lofthouse, Wakefield, WF3 3LZ

For Sale Freehold £200,000

Situated within a pleasant cul-de-sac location, this three bedroom terraced property benefits from driveway parking, front gardens, and a garage.

The accommodation briefly comprises an entrance hall, lounge, dining room, and kitchen. To the first floor, there are three well proportioned bedrooms and a family bathroom. Externally, the property enjoys lawned gardens to both the front and rear, along with additional land located across the road, all plant coverage and shrubbery. Further benefits include side driveway parking and a useful storage garage.

Ideally positioned, the property is conveniently located for a range of local shops and amenities, and offers excellent access to the motorway network, making it particularly suitable for commuters.



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

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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

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PROPERTY ALERTS

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ACCOMMODATION

ENTRANCE HALL
Entry is via the front door into the main hallway, which features a central staircase rising to the first floor landing and provides access through to the lounge.

LOUNGE
14'8" x 12'1" [4.49m x 3.69m]
A wood framed single glazed window with secondary glazing to the front elevation, central radiator, carpeted flooring, and an open plan access through to the dining room.



DINING ROOM
10'6" x 9'10" [3.21m x 3.02m]
A wood framed single glazed window with secondary glazing to the rear elevation, central radiator, and a door leading through to the kitchen.



KITCHEN
11'4" x 7'5" [3.47m x 2.28m]
Fitted with a range of base units and work surfaces incorporating a stainless steel sink and drainer. There is space for a gas cooker and fridge freezer, a wood framed single glazed window to the rear elevation, and a rear door providing access to the garden. A useful built in storage cupboard is located beneath the stairs.



FIRST FLOOR LANDING
The first floor landing provides access to three bedrooms and the family bathroom.
BEDROOM ONE
11'10" x 9'11" [3.63m x 3.04m]
A wood framed single glazed window with secondary glazing to the front elevation and a central radiator.



BEDROOM TWO
10'8" x 9'11" [3.26m x 3.03m]
A wood framed single glazed window with secondary glazing to the rear elevation, central radiator, and a built in storage cupboard.



BEDROOM THREE
7'5" x 6'11" [2.27m x 2.13m]
A wood framed single glazed window with secondary glazing to the front elevation and a central radiator.



BATHROOM
7'5" x 5'6" [2.28m x 1.69m]
Comprising a three piece suite including a corner bath, wash hand basin, and WC. There is a frosted single glazed window to the rear elevation and a central radiator.



OUTSIDE
Externally, the property benefits from a lawned garden to the front, plant coverage and shrubbery, with side driveway parking for two vehicles leading to a detached storage garage. To the rear, there is a further lawned garden with plant coverage and shrubbery. Additionally, the property includes a further section of lawn located across the road which is also plant coverage and shrubbery.



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

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.