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

# 74 Green Lane, Lofthouse, Wakefield, WF3 3QH

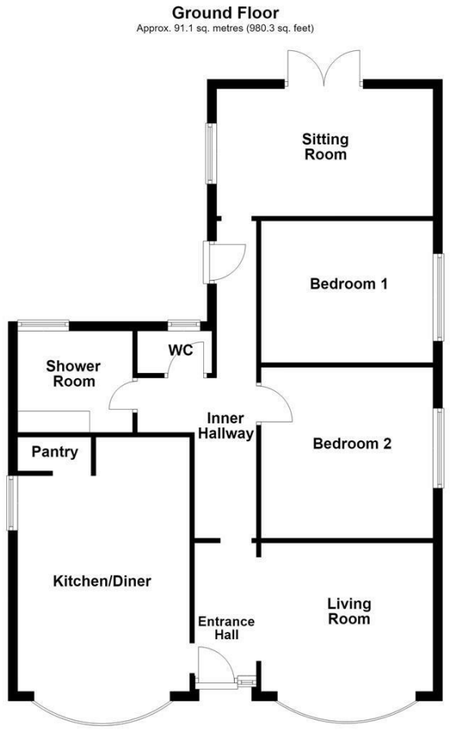
## For Sale Freehold £425,000

A superb opportunity to purchase this two/three bedroom detached true bungalow, situated on a substantial plot with ample off road parking provided by a sweeping block paved driveway.

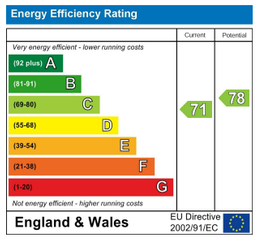
The accommodation is accessed through a welcoming entrance hall, with a feature archway opening into the main living room. This well-proportioned reception room features a circular bay window overlooking the front aspect and provides access to both the kitchen diner and inner hallway. The modern kitchen diner is fitted with a double Belfast-style sink and benefits from a bay window to the front. A useful built in utility and pantry cupboard provides additional storage and appliance space. From the inner hallway, there are two double bedrooms, a modern shower room and a separate W.C. A further sitting room or home office is positioned to the rear and could also be used as a third bedroom. French doors open directly onto the rear garden. The property also benefits from a fully boarded loft with lighting, which houses the solar panel inverter and two solar storage batteries. The current vendors intend to leave the solar battery system in place. Outside, the front of the property features an attractive lawned garden and a sweeping block paved driveway providing ample parking for several vehicles. The driveway continues along the side of the bungalow to the detached garage, which is tandem in length and has power, lighting and a manual up-and-over door. A large timber gate provides access to an L shaped concrete driveway behind the garage, offering further off-road parking. A separate timber gate leads into the enclosed rear garden. The rear garden includes a block-paved side patio and an Indian stone paved seating area beneath a timber pergola, creating an ideal space for outdoor dining and entertaining. This overlooks the attractive lawned garden, which features two established apple trees and is fully enclosed by timber fencing.

The property is conveniently positioned close to a range of local amenities and schools, with regular bus services to both Wakefield and Leeds city centres. The M1 and M62 motorway networks are also within easy reach, making the property well suited to commuters and those travelling further afield.

Only a full internal inspection will reveal everything this quality bungalow has to offer. An early viewing is highly recommended.




Total area: approx. 91.1 sq. metres (980.3 sq. feet)




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

### ENTRANCE HALL
A composite stable style entrance door leads into the entrance hall, with a frosted UPVC double glazed top light above and a further frosted UPVC double glazed window overlooking the front aspect. The entrance hall has a fully tiled floor, central heating radiator and a feature archway leading into the living room. Openings provide access to the inner hallway and the modern kitchen diner.

### KITCHEN DINER
11'11" x 16'0" (max) x 15'0" (min) (3.65m x 4.90m (max) x 4.58m (min))
A curved walk in UPVC double glazed bay window overlooks the front aspect, with a further UPVC double glazed window to the side creating a pleasant dual aspect. The kitchen is fitted with a range of wall and base units with solid wood work surfaces incorporating a double Belfast style ceramic sink with a brass mixer tap and swan-neck spout. There is space for a freestanding oven and grill, with a tiled splashback and extractor hood above, together with space for an American-style fridge freezer. Further features include a fully tiled floor, central heating radiator and an opening leading into a separate pantry and utility cupboard. The pantry has space and plumbing for a washing machine, space for a tumble dryer beneath the work surface and a wall mounted coat rack.

### LIVING ROOM
11'11" x 10'5" (3.64m x 3.19m)
A curved walk in bay window with UPVC double glazed windows overlooks the front aspect. The room has coving to the ceiling, decorative wall mouldings, a dado rail, four wall lights, laminate flooring and a central heating radiator.

### INNER HALLWAY
The inner hallway has a tiled floor, central heating radiator, partial wall panelling, coving to the ceiling and a built-in double storage cupbboard. A composite side entrance door provides external access, while four internal doors and an additional opening lead to the shower room, separate W.C., two double bedrooms and the sitting room or home office. A loft hatch with a built-in ladder provides access to a fully boarded loft with lighting. The loft also houses the solar panel inverter and two battery storage units, which the vendors intend to leave at the property.

### SITTING ROOM
8'10" x 15'2" (2.71m x 4.63m)
A versatile reception room that could also be used as a third bedroom. UPVC double glazed French doors open onto the rear garden, with a further UPVC double glazed window overlooking the side aspect and a central heating radiator.

### BEDROOM ONE
11'9" x 9'10" (3.59m x 3.01m)
A UPVC double glazed window overlooks the side aspect. The room has laminate flooring, a central heating radiator, decorative wall mouldings and a dado rail.

### BEDROOM TWO
11'10" x 9'11" (3.62m x 3.03m)
A UPVC double glazed window overlooks the side aspect. The room has laminate flooring and a central heating radiator.

### SHOWER ROOM
8'2" x 5'5" (2.49m x 1.66m)
Fitted with a modern two-piece suite comprising a generous shower enclosure with sliding glazed doors, mixer shower, rainfall shower head and separate handheld attachment. A large wash basin with a brass mixer tap is inset into a laminate work surface, with high-gloss vanity units beneath. The room has fully tiled walls, stone-effect tiled flooring, a central heating radiator, extractor fan and a frosted UPVC double glazed window overlooking the rear aspect. A large circular vanity mirror is positioned above the wash basin, with two wall lights to either side.

### SEPARATE W.C.
2'11" x 5'2" (0.89m x 1.59m)
Fitted with a low flush W.C. Further features include half-tiled walls, stone effect tiled flooring and a frosted UPVC double glazed window overlooking the rear aspect.

### DETACHED TANDEM GARAGE
26'8" x 11'3" (8.13m x 3.45m)
A tandem-length detached garage with power, lighting and a manual up-and-over door to the front.

### OUTSIDE
To the front, the property has an attractive lawned garden with planted borders. A sweeping block paved driveway provides ample off-road parking for several vehicles and continues along the side of the property to the detached garage. A block paved pathway leads directly to the front entrance, which is sheltered by a recessed covered porch. A large timber gate to the side of the garage opens onto a further L-shaped concrete driveway, providing additional parking and access to the rear. The property benefits from vendor-owned solar panels. The inverter and two battery storage units are housed within the loft and are included in the sale. A timber gate leads from the driveway into a block paved side patio, with an outside water connection positioned on the rear wall of the property. An Indian stone paved patio sits beneath a timber pergola and provides an ideal space for outdoor dining and entertaining. Beyond the patio is a generous lawned rear garden with two established apple trees. Timber fencing encloses the garden on all three sides, providing a secure and private setting. A further lawned section extends along the opposite side of the property, with a paved pathway leading towards the front boundary.

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

### FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.