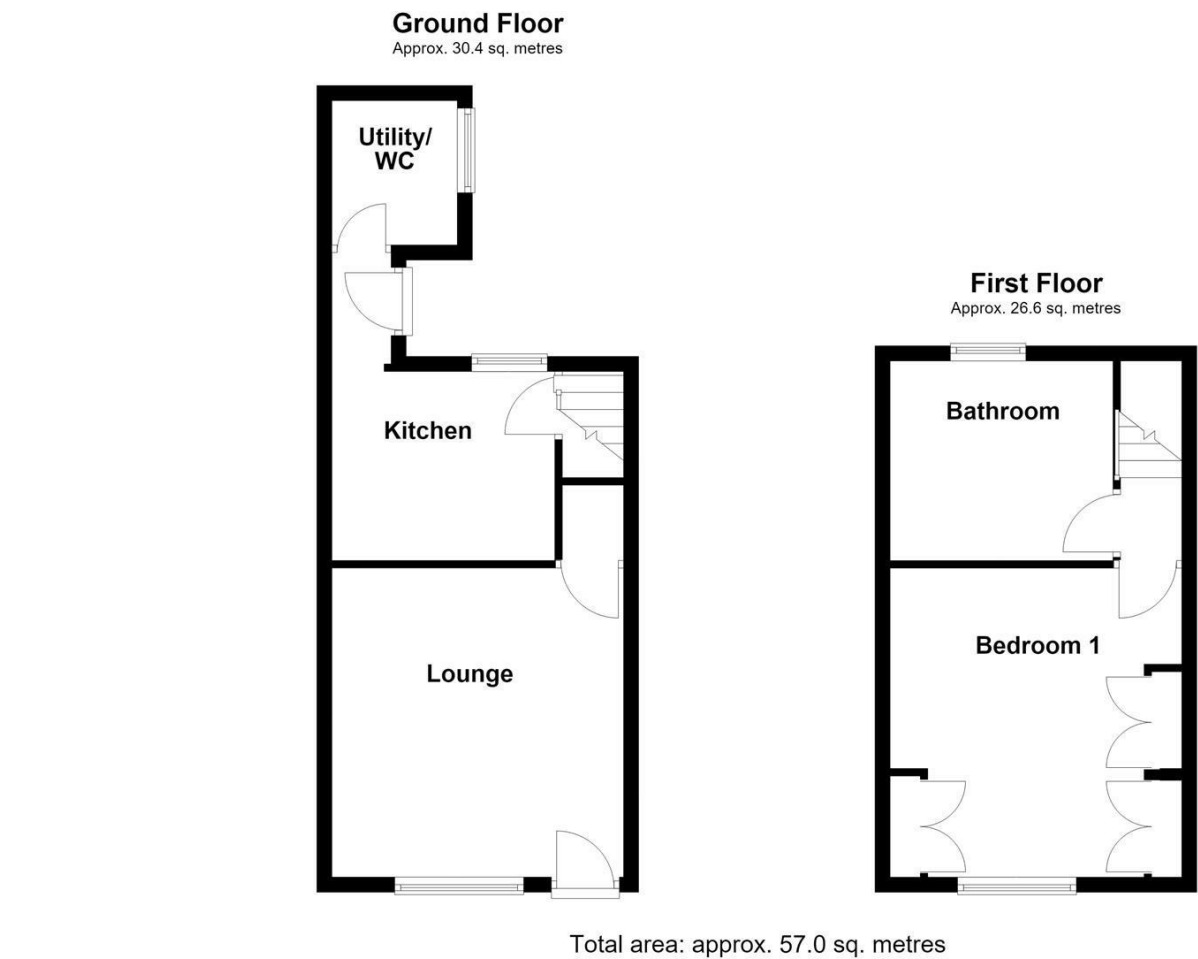


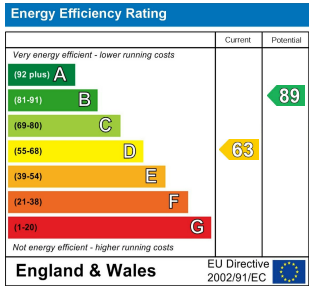


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



6 Ledger Lane, Lofthouse, Wakefield, WF3 3NG

For Sale Freehold £190,000

Situated in the popular village of Lofthouse is this superbly presented one bedroom mid terrace cottage, finished to a high standard throughout and ready to move straight into. The property further benefits from repointing completed in September 2021, with the work guaranteed until 2031, providing additional peace of mind for prospective purchasers.

The accommodation briefly comprises a welcoming living room, fitted kitchen and a useful utility room with a downstairs WC. To the first floor, the landing provides access to a well proportioned double bedroom and a stylish four piece bathroom, installed in 2023. The property also benefits from a useful storage cellar. Externally, there are attractive, low maintenance gardens to both the front and rear, creating ideal outdoor spaces for relaxing and entertaining with the attractive rear garden renovated in May 2026 with new pergola and artificial lawn. On street parking is available nearby.

The property is ideally positioned close to a range of local shops, amenities and well regarded schools. Excellent transport links provide convenient access to both Wakefield and Leeds, making it an ideal choice for first time buyers, professional couples or those looking to downsize.

Beautifully presented throughout and offering character, practicality and a convenient location, this delightful cottage is sure to appeal to a wide range of buyers. An early viewing is highly recommended to fully appreciate all that this charming home has to offer.



ACCOMMODATION

LOUNGE

12'8" x 13'5" [3.87m x 4.10m]

A front composite door leads into the lounge, A UPVC double glazed window overlooking the front elevation, a central heating radiator, grey wood effect flooring. There is an open fireplace with a free-standing gas log burner effect fire, together with access down to the storage cellar. A door leads through to the kitchen.



KITCHEN

9'9" x 8'2" [2.98m x 2.50m]

Fitted with a range of wall and base units providing storage, with granite effect work surfaces over incorporating a stainless steel sink and drainer. There is an integrated hob, oven and cooker

hood, tiled splashbacks and an integrated dishwasher. A UPVC double glazed window overlooking the rear elevation, a central heating radiator and an opening leading through to the side exit door and utility room with space for a fridge/freezer.



UTILITY

6'3" x 5'5" [1.91m x 1.67m]

Provides plumbing and drainage for appliances and additional storage. Fitted with a two piece suite comprising a low flush WC and wash basin with mixer tap. There is a tiled splashback, plumbing for a washing machine, storage units with granite effect work surfaces over, laminate flooring and a central heating radiator.

FIRST FLOOR LANDING

Provides access to the bedroom and family bathroom.

BEDROOM ONE

13'6" x 9'10" [4.13m x 3.00m]

UPVC double glazed windows overlooking the front elevation, fitted wardrobes to two sides, carpeted flooring, skirting boards and a central heating radiator.



BATHROOM/W.C.

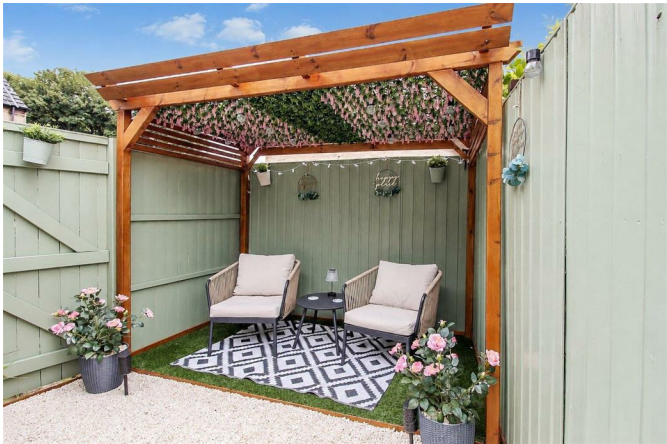
9'10" x 8'8" [3.02m x 2.66m]

Fitted with a modern four piece suite installed in 2023, comprising a walk-in shower cubicle with glazed folding door and wall-mounted shower, bath with handheld shower attachment, vanity wash basin with mixer tap and a low flush WC. Further features include a white ladder-style radiator, UPVC double glazed window overlooking the rear elevation, spotlights to the ceiling and modern tiled finishes.



OUTSIDE

To the front of the property is a low maintenance flagged front garden with on street parking. To the rear of the property is a low maintenance flagged pathway leading to the garden, which has been renovated in May 2026 with a pebbled area, artificial lawn and seating area with pergola. There is also gated side access.



PLEASE NOTE

Rear access to the garden of number 6, can be gained over numbers 8 and 10. Vendor usually accesses the property from the front. Numbers 2 and 4 have a right of way access to the rear garden, the vendor has advised that this is hardly ever used.

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

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.