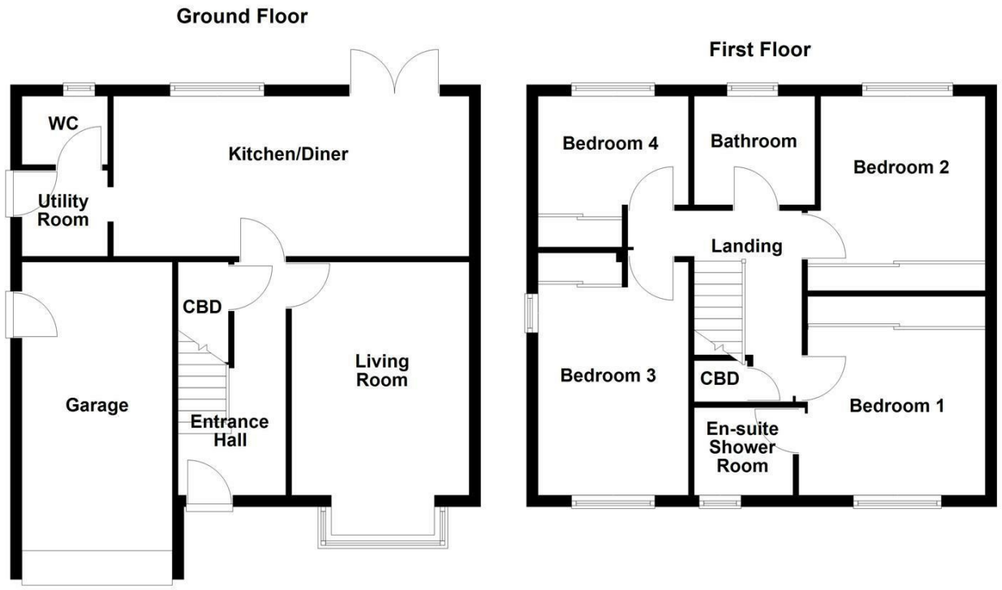
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





30 Millcroft, Lofthouse, Wakefield, WF3 3TH

For Sale Freehold Offers Over £400,000

Enjoying a desirable cul-de-sac position, this impressive four-bedroom detached home is situated within a modern and attractive development. The property offers ample off-road parking via a block-paved driveway for up to four vehicles, in addition to an integral single garage.

Internally, the home features a contemporary fitted kitchen-diner complete with a breakfast bar, a separate utility room, and a convenient downstairs WC. Adjacent to the kitchen is a spacious living room with a bay window overlooking the front aspect, all accessed from an inviting entrance hall that includes useful understairs storage. To the first floor, there are four well-proportioned bedrooms, each benefiting from fitted wardrobes. The principal bedroom enjoys the luxury of its own en-suite shower room, while a modern three-piece house bathroom serves the remaining bedrooms. Externally, the property continues to impress with a beautifully maintained rear garden, featuring both an L-shaped block-paved patio and an additional Indian stone seating area, perfect for outdoor dining and entertaining. The lawned garden is fully enclosed with panel fencing, offering a high degree of privacy, and includes external power and water points for added convenience.

Ideally located within walking distance of local amenities and reputable schools, the property also benefits from excellent transport links, with regular bus services to and from Wakefield city centre. The M1 and M62 motorways are both within easy reach, making this an ideal home for commuters.

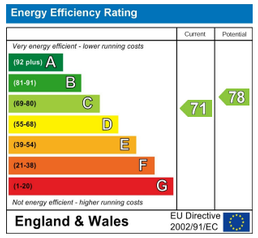
An internal inspection is highly recommended to fully appreciate the quality, space, and setting of this outstanding family home.

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
Composite front entrance door into the entrance hall. Stairs to the first floor landing, central heating radiator, coving to the ceiling, spotlights. Doors to the living room, kitchen/diner and the understairs storage cupboard.

LIVING ROOM
10'1" x 16'5" (max) x 13'4" (min) (3.09m x 5.02m (max) x 4.07m (min))
UPVC double glazed bay window to the front, two central heating radiators, coving to the ceiling.



KITCHEN DINER
9'1" x 20'4" (2.79m x 6.21m)
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, opening into the utility room, two central heating radiators, spotlights. A range of wall and base high gloss units with a laminate work surface, a 1½ stainless steel sink and drainer with a drainer cut into the work surface, twin integrated oven and grill, four ceramic hobs with a Hotpoint extractor over. Integrated fridge and freezer (70/30 split), integrated full-size Bosch dishwasher, and a breakfast bar.

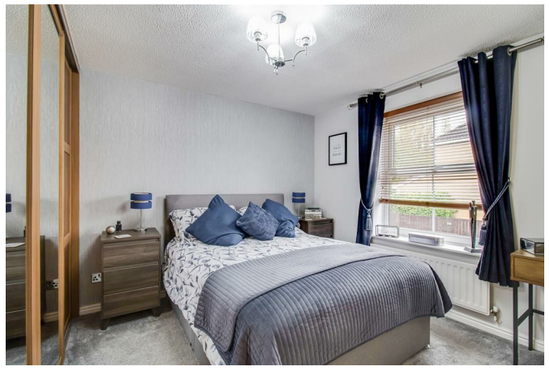


UTILITY ROOM
4'10" x 4'10" (1.49m x 1.49m)
Composite side entrance door, spotlights, door to the downstairs W.C.. An integrated wine cooler, plumbing and space for a washing machine, and space for a dryer under the counter.

DOWNSTAIRS W.C.
3'10" x 4'9" (1.17m x 1.46m)
Frosted UPVC double glazed window to the rear, spotlights, heated towel rail, tiled walls and floor. A low flush W.C., wash basin with mixer tap built into high gloss vanity units below.

FIRST FLOOR LANDING
Doors to four bedrooms, the house bathroom and one to the storage cupboard. Spotlights, part boarded loft.

BEDROOM ONE
9'7" x 10'5" (max) x 10'0" (min) (2.94m x 3.20m (max) x 3.07m (min))
UPVC double glazed window to the front, central heating radiator, a range of fitted wardrobes with mirrored sliding doors, door to the en suite shower room.



EN SUITE SHOWER ROOM
5'8" x 5'2" (1.74m x 1.58m)
Frosted UPVC double glazed window to the front, heated towel rail, coving to the ceiling, spotlights, extractor fan. Comprising of a three piece suite with shower cubicle and glass door to the front, low flush W.C. with concealed cistern, wash basin built into vanity units below with chrome mixer tap.



BEDROOM TWO
9'5" x 9'5" (2.88m x 2.89m)
UPVC double glazed window to the rear, central heating radiator, spotlights, fitted wardrobes to one wall.



BEDROOM THREE
13'5" x 8'7" (4.10m x 2.64m)
Two UPVC double glazed windows to the front and side, central heating radiator, spotlights, fitted wardrobes with sliding doors.

BEDROOM FOUR
8'7" x 6'8" (max) x 6'2" (min) (2.64m x 2.04m (max) x 1.90m (min))
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes with sliding doors.

BATHROOM
6'1" x 6'9" (1.87m x 2.07m)
Frosted UPVC double glazed window to the rear, fully tiled walls, chrome heated towel rail, spotlights. Comprising of a three piece suite with a panelled bath with tiled surround, mixer tap, glass shower screen with electric shower over, low flush W.C., wash basin with mixer tap.



OUTSIDE
To the front, there's a large block-paved driveway providing off-road parking for up to four vehicles, with a recessed porch featuring a tiled roof over and an outside wall light. A block paved pathway runs down both the left and right sides — the left hand side has a timber gate giving access to the front, and the right hand side has two cast iron gates leading to a composite door providing entry into the integral single garage. To the rear of the property, there is an L shaped block-paved patio, perfect for entertaining and dining purposes, with an additional Indian stone paved patio below. There's an attractive lawned garden with timber panel fencing on all three sides.



GARAGE
17'6" x 8'4" (5.34m x 2.55m)
Manual up and over door.

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

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.