Richard Kendall
Estate Agent

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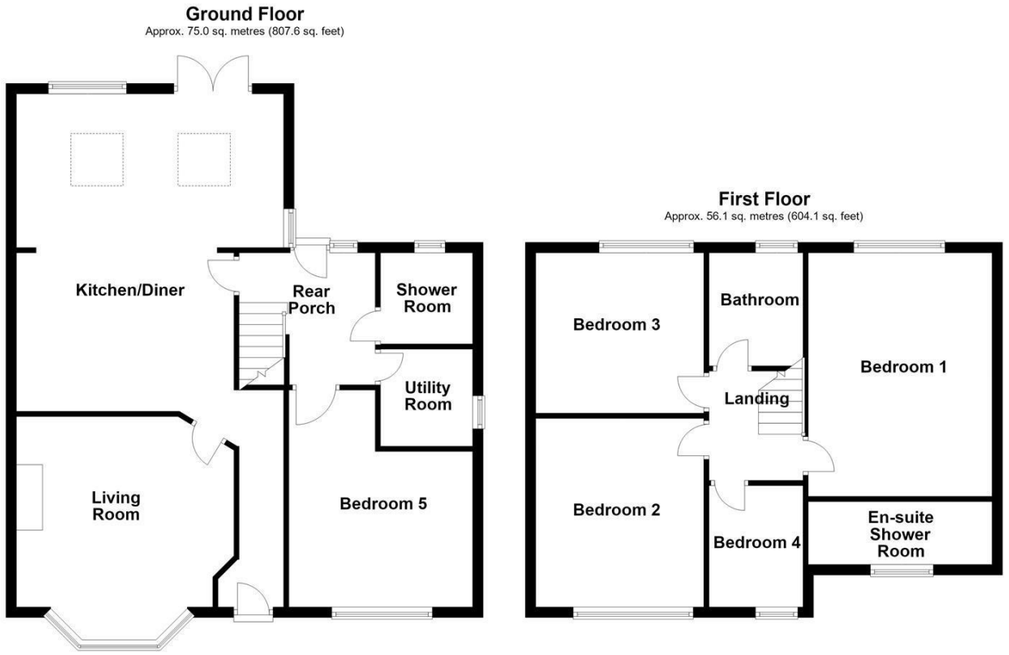


Total area: approx. 131.1 sq. metres (1411.6 sq. feet)

35 Leeds Road, Lofthouse, Wakefield, WF3 3LY

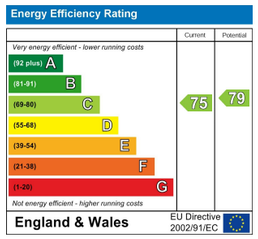
For Sale Freehold Offers Over £360,000

A fantastic opportunity to purchase this substantially extended five bedroom semi detached family home, occupying an enviable corner plot with gardens to three sides. Finished to an exceptionally high standard throughout, the property offers generous and versatile accommodation, ample off road parking via an Indian stone paved driveway and a detached single garage with power and lighting.

The accommodation briefly comprises a spacious entrance hall opening into an impressive open plan living kitchen diner. The kitchen is fitted with a range of integrated appliances, four built in ovens, a central island with breakfast bar seating and quartz work surfaces, while Velux style roof windows allow plenty of natural light into the space. From here there is access to the rear porch and living room. The living room features a walk in bay window and fitted shelving to either side of the chimney breast. The rear porch provides access to a modern three piece shower room, separate utility room and bedroom five, completing the ground floor accommodation. To the first floor are four further bedrooms and a contemporary three piece house bathroom. Bedroom one also benefits from its own en suite shower room. Externally, to the front is an attractive lawned garden bordered by brick walling, with low maintenance pebbled and slate borders. A central pathway leads from a wrought iron pedestrian gate to the front entrance, while the lawn continues around the side of the property. An Indian stone paved driveway provides off road parking for two vehicles and leads to the detached single garage, which benefits from a manual up and over door, power and lighting. An electric vehicle charging point is positioned to the front of the garage, with a timber gate providing access to the enclosed rear garden. To the rear is an attractive lawned garden with low maintenance pebbled borders and railway sleeper edging, together with Indian stone paved patio areas ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and also benefits from both hot and cold external water connections and outside lighting.

The property is conveniently situated 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 only a short drive away, making the property particularly convenient for those travelling further afield.

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



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 leading into the entrance hall. Karndean flooring, opening through to the open plan living kitchen diner, door providing access to the living room and a further door leading into the rear porch.

LIVING ROOM
13'7" x 14'2" (max) x 11'11" (min) (4.15m x 4.33m (max) x 3.64m (min))
Walk in bay window with UPVC double glazed windows overlooking the front aspect and fitted timber shutters. Central heating radiator, coving to the ceiling, fitted shelving to either side of the chimney breast and built-in storage cupboard.

OPEN PLAN LIVING KITCHEN DINER
21'7" x 16'4" (max) x 13'5" (min) (6.58m x 4.98m (max) x 4.11m (min))
Fitted with a range of wall and base units with quartz work surfaces over and matching quartz upstands. Central island with breakfast bar seating and a 1 1/2 bowl ceramic sink with drainer recessed into the work surface. Two low hanging pendant lights over the island, display cabinets with glazed fronts and integrated lighting, together with under cabinet lighting. Integrated full size Bosch dishwasher, AEG five ring induction hob with tiled splashback, integrated full size fridge and separate integrated full size freezer. Four built-in AEG appliances comprising two ovens/grills, integrated microwave and integrated steam oven. Spotlights to the ceiling and a pitched ceiling within the extended living and dining area. Two UPVC double glazed windows overlook the rear and side elevations, together with UPVC double glazed French doors with built-in blinds opening onto the landscaped rear garden. Two Velux style roof windows are set into the pitched ceiling. Karndean flooring and two central heating radiators.

REAR PORCH
Staircase with handrail providing access to the first floor landing, Karndean flooring, composite rear entrance door, UPVC double glazed window overlooking the rear aspect and central heating radiator. Three doors provide access to the shower room, utility room and bedroom five.

SHOWER ROOM
5'8" x 5'8" (1.74m x 1.74m)
Fitted with a modern three piece suite comprising enclosed shower cubicle with sliding glazed doors and electric shower, low flush W.C. and pedestal wash basin with chrome mixer tap. Fully tiled walls within the shower enclosure, half tiled walls to the remainder, chrome ladder style radiator, inset spotlights to the ceiling, wall mounted extractor fan and frosted UPVC double glazed window overlooking the rear aspect.

UTILITY ROOM
5'8" x 5'8" (1.74m x 1.75m)
Fitted with a range of base units with laminate work surfaces over and tiled splashbacks, incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap. Plumbing and drainage for a washing machine and space for a tumble dryer beneath the work surface. Extractor fan to the ceiling, UPVC double glazed window to the side aspect and combination condensing boiler housed within the utility room.

BEDROOM FIVE
10'11" x 13'8" (max) x 10'7" (min) (3.34m x 4.19m (max) x 3.23m (min))
UPVC double glazed window overlooking the front aspect with fitted timber shutters and central heating radiator.

FIRST FLOOR LANDING
Central heating radiator, loft access and five doors providing access to four bedrooms and the modern house bathroom.

BEDROOM ONE
15'3" x 10'10" (4.67m x 3.31m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, Amtico style flooring and door providing access to the en suite shower room.

EN SUITE SHOWER ROOM
4'0" x 10'10" (1.23m x 3.31m)
Fitted with a modern three piece suite comprising low flush W.C. with concealed cistern, wash basin with chrome mixer tap set within a high gloss vanity unit with storage below and a larger than average shower enclosure with sliding glazed doors, mixer shower, shower head and separate shower attachment. Half tiled walls, fully tiled walls within the shower enclosure, inset spotlights to the ceiling, extractor fan, chrome ladder style radiator, frosted UPVC double glazed window overlooking the rear elevation and Amtico style flooring.

BEDROOM TWO
11'11" x 10'6" (3.65m x 3.21m)
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.

BEDROOM THREE
10'5" x 11'0" (3.20m x 3.36m)
UPVC double glazed window overlooking the rear elevation, coving to the ceiling, central heating radiator and laminate flooring.

BEDROOM FOUR
7'7" x 6'2" (2.33m x 1.89m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM
6'11" x 5'10" (2.13m x 1.79m)
Fitted with a modern three piece suite comprising panelled bath with chrome mixer tap and pull-out shower attachment, low flush W.C. with concealed cistern and wash basin with chrome mixer tap set within a high gloss vanity unit with storage below. Vanity mirror, fully tiled walls, laminate flooring, frosted UPVC double glazed window overlooking the rear elevation, inset spotlights to the ceiling and chrome ladder style radiator.

OUTSIDE
To the front of the property is an attractive lawned garden with a central concrete pathway leading from a wrought iron pedestrian gate to the front entrance. The lawn continues around the side of the property with low maintenance pebbled borders. An Indian stone paved driveway provides off road parking for two vehicles and leads to the detached single garage. An electric vehicle charging point is positioned to the front of the garage, with a timber gate providing access to the rear garden. An Indian stone paved pathway continues through the side access, with hot and cold external water connections beneath the shower room window and outside sensor lighting. The rear garden incorporates an Indian stone paved patio area, ideal for outdoor dining and entertaining, together with an attractive lawn, low maintenance pebbled borders and railway sleeper edged planting. The garden is fully enclosed by timber fencing and also benefits from three up-and-down chrome wall lights to the rear of the property and further sensor lighting.

DETACHED GARAGE
Manual up and over door, power and lighting and UPVC double glazed side access door opening onto the Indian stone paved pathway.

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.