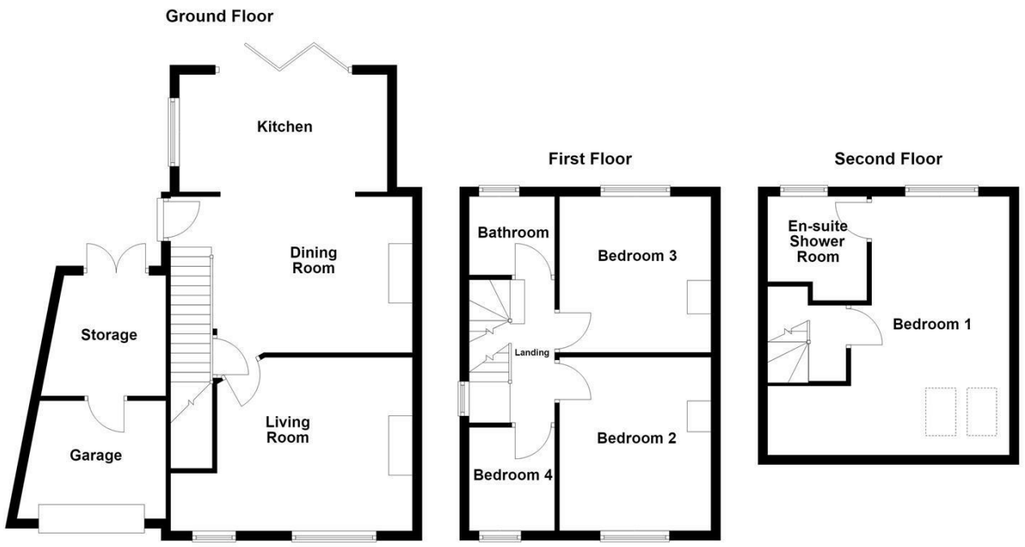

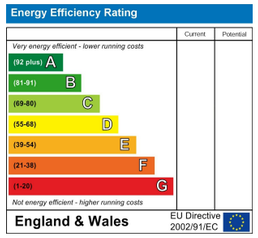

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

25 Johns Avenue, Lofthouse, Wakefield, WF3 3LX

For Sale Freehold £295,000

Situated in the highly sought after Lofthouse area of Wakefield is this superbly presented and extended four bedroom semi detached family home. Offering spacious and versatile accommodation arranged over three floors, the property boasts generous reception space, ample off road parking, and an attractive, low maintenance enclosed rear garden, making it an ideal purchase for a growing family.

The accommodation is accessed via a side entrance leading into the dining area, which serves as the heart of the home, enhanced by a feature wood burning stove that creates a wonderful focal point and a cosy ambience throughout the colder months. From here there is access to a useful under stairs storage cupboard, stairs rising to the first floor landing, an opening into the modern fitted kitchen, and a door leading through to the living room featuring another wood burning stove. The contemporary kitchen is fitted to a high standard and benefits from bi-folding doors to the rear, creating a seamless indoor outdoor living experience and providing direct access to the rear garden. To the first floor, the landing provides access to the second floor, together with doors leading to three well proportioned bedrooms and the modern house bathroom. Occupying the second and final floor is the impressive principal bedroom suite, featuring its own en-suite shower room and access to useful eaves storage. Externally, the property enjoys a generous frontage with a block paved style driveway providing ample off road parking for several vehicles. Timber fencing borders the front boundary, whilst a gated side access leads through to the rear garden. The rear garden has been thoughtfully designed with ease of maintenance in mind and incorporates a spacious block paved patio area, ideal for outdoor dining and entertaining. Steps lead to an upper tier laid with artificial lawn, complemented by built in stone seating areas. The garden also benefits from a summer house/garden shed and access to the garage, which has been partitioned to provide excellent storage space. The rear garden is fully enclosed by timber fencing, making it ideal for both children and pets.

The property occupies a fantastic location that is particularly appealing to families. A range of local shops, schools, and everyday amenities can be found nearby, whilst Lofthouse's convenient position between Wakefield and Leeds provides easy access to a wider selection of shopping, leisure, and recreational facilities. Regular bus routes operate within the area, and nearby railway stations offer convenient commuter links. Wakefield itself provides direct rail services to Leeds, Manchester, London, and other major destinations. For those travelling further afield, the M1 motorway network is just a short drive away.

Only a full internal inspection can truly appreciate the size, quality, and versatility of accommodation on offer at this fantastic family home. An early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

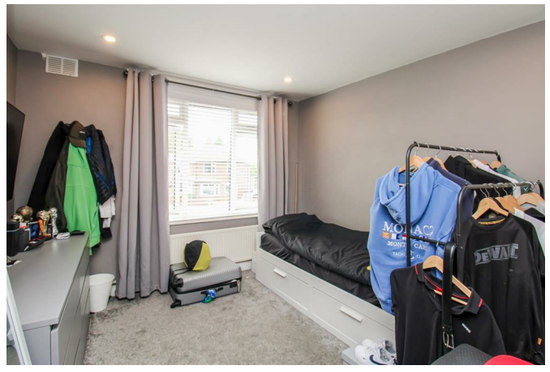
LIVING ROOM
16'8" x 11'11" (max) x 12'4" (min) (5.10m x 3.65m (max) x 3.77m (min))
Benefiting from two UPVC double glazed windows to the front elevation, a central heating radiator, coving to the ceiling, dado rail, and a multi-fuel wood burning stove set upon a slate hearth with tiled surround and wooden mantel. A door provides access through to the dining room.

DINING ROOM
16'8" x 11'11" (max) x 10'9" (min) (5.10m x 3.65m (max) x 3.28m (min))
Featuring a frosted UPVC double glazed side entrance door, spotlighting to the ceiling, stairs leading to the first floor landing, useful under-stairs storage cupboard, central heating radiator, and a multi-fuel wood burning stove set within an exposed brick chimney breast with stone hearth. The room also benefits from an opening through to the kitchen.

KITCHEN
14'1" x 8'0" (4.31m x 2.46m)
A modern fitted kitchen incorporating a set of bi-folding doors opening onto the rear garden, creating an excellent indoor outdoor living space. Additional features include a UPVC double glazed window to the side elevation, spotlighting to the ceiling, and a range of contemporary gloss-fronted wall and base units with laminate work surfaces over. A central island provides additional storage and workspace and incorporates a connected dining table. Integrated appliances include a four ring induction hob with extractor above, composite sink and drainer with mixer tap, oven, microwave, fridge freezer, washer dryer, and dishwasher. Tiled splashbacks complete the finish.

FIRST FLOOR LANDING
9'6" x 6'1" (max) x 3'3" (min) (2.90m x 1.87m (max) x 1.0m (min))
Having stairs rising to the second floor, a frosted UPVC double glazed window to the side elevation, and doors leading to bedrooms two, three, and four, together with the house bathroom.

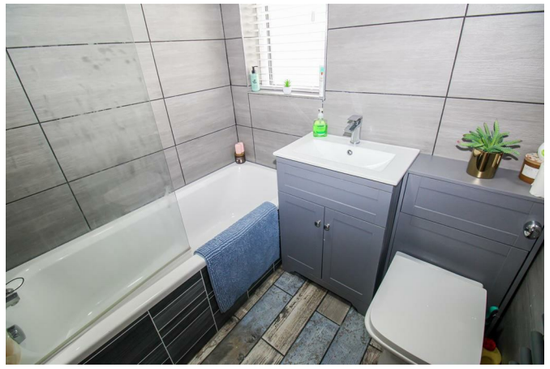
BEDROOM TWO
11'11" x 10'5" (max) x 9'2" (min) (3.65m x 3.20m (max) x 2.80m (min))
Featuring a UPVC double glazed window to the front elevation, spotlighting to the ceiling, and a central heating radiator.



BEDROOM THREE
10'9" x 10'5" (max) x 9'2" (min) (3.28m x 3.20m (max) x 2.80m (min))
Having a UPVC double glazed window to the rear elevation, spotlighting to the ceiling, and a central heating radiator.

BEDROOM FOUR
6'1" x 7'6" (1.87m x 2.30m)
Featuring a UPVC double glazed window to the front elevation and a central heating radiator.

BATHROOM
5'6" x 5'11" (1.68m x 1.82m)
Appointed with a frosted UPVC double glazed window to the rear elevation, extractor fan, anthracite ladder-style heated towel radiator, concealed cistern low-flush WC, wash hand basin set within a vanity storage unit with mixer tap, and a panelled bath with mixer shower, overhead shower, and glazed shower screen. The room is further complemented by full wall tiling.



SECOND FLOOR LANDING
Providing access to the principal bedroom.

BEDROOM ONE
17'4" x 15'9" (max) x 9'6" (min) (5.30m x 4.82m (max) x 2.90m (min))
A spacious principal bedroom benefiting from two Velux skylights, a UPVC double glazed window to the rear elevation, spotlighting to the ceiling, central heating radiator, useful storage access, and a door leading through to the en-suite shower room.

EN SUITE SHOWER ROOM
6'9" x 6'8" (max) x 5'6" (min) (2.07m x 2.05m (max) x 1.70m (min))
Featuring a UPVC double glazed window to the rear elevation, spotlighting to the ceiling, extractor fan, matte black column style heated radiator, concealed cistern low flush WC, wash hand basin set within a vanity storage unit with mixer tap, and a shower cubicle fitted with a rainfall shower head and separate shower attachment behind a glazed shower screen. The room is finished with half height wall tiling.

OUTSIDE
To the front of the property is a low maintenance garden, predominantly laid with block-paved style concrete, providing ample off-road parking for multiple vehicles. A timber side gate provides access to the rear garden and garage, with the frontage enclosed by boundary walls and timber fencing. The rear garden has been designed with ease of maintenance in mind and incorporates a raised artificial lawn, built-in stone seating, and a spacious block paved style patio area, ideal for outdoor dining and entertaining. There is also access to a timber built shed/summer house, the side of the property, and the rear of the garage. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

GARAGE/STORE
The garage has been converted into a useful storage area and partitioned internally. It houses the Glow-worm combi boiler and benefits from power and lighting, together with UPVC double glazed French doors providing access from the rear garden.

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

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.