



WAKEFIELD
01924 291 294

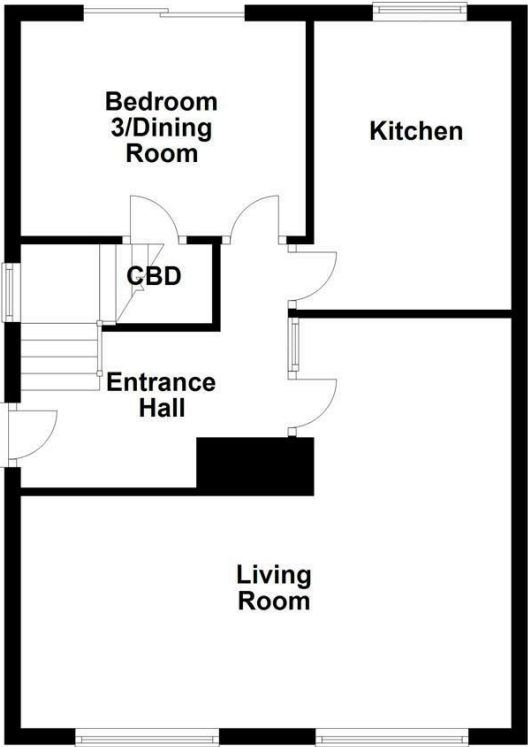
OSSETT
01924 266 555

HORBURY
01924 260 022

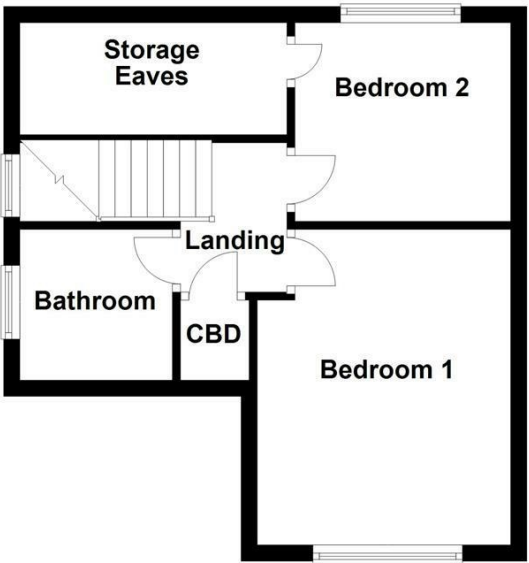
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

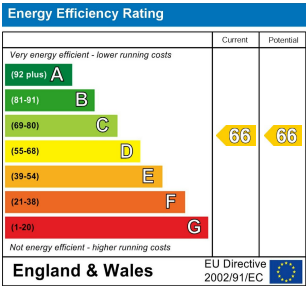


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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.



5 Lennox Drive, Lupset Park, Wakefield, WF2 8LL
For Sale Freehold £265,000

Situated in this sought after location is this three bedroom semi detached dormer bungalow benefitting from ample off road parking, good size reception room and an attractive enclosed lawned garden this is certainly not one to be missed.

The accommodation briefly comprises entrance hall, living room, kitchen and dining room/bedroom three with sliding doors to the rear garden. To the first floor landing there is loft access and access to two bedrooms and the family bathroom/w.c. To the front of the property the garden is mainly laid to lawn with a concrete driveway providing off road parking for several vehicles leading to the single detached garage with manual up and over door. The rear garden is mainly laid to lawn with planted features and paved patio area perfect for outdoor dining and entertaining and enclosed by timber fencing.

Situated between Wakefield and Horbury, the property is ideally located for two local schools, one of which has an "Outstanding" Ofsted rating, as well as shops and amenities. It is also only a short drive away from the M1 motorway network for those commuting further afield.

This spacious semi detached dormer bungalow would make an ideal home for a range of buyers. Only a full internal inspection will show what the property has to offer and an early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

UPVC frosted double glazed door leading into the entrance hall with double glazed frosted window. Central heating radiator, stairs to the first floor landing, doors leading living room, dining room and kitchen. Single pane frosted window looking into the living room.

LIVING ROOM

19'11" x 16'8" max x 9'5" min [6.08m x 5.09m max x 2.88m min]
Two UPVC double glazed windows to the front, gas fire with marble hearth and surround having wooden mantle, coving to the ceiling, central heating radiator.



DINING ROOM/BEDROOM THREE

8'7" x 11'1" [2.63m x 3.4m]
Central heating radiator, door leading to understairs storage, set of UPVC double glazed sliding doors lead to the rear garden, coving to the ceiling.



KITCHEN

11'8" x 8'4" [3.58m x 2.55m]
Central heating radiator, UPVC double glazed window to the rear, coving to the ceiling, range of wall and base units with laminate work surface over, stainless steel sink and drainer with stainless-steel mixer tap, space and plumbing for an under counter washing machine, space and plumbing for a cooker.



FIRST FLOOR LANDING

Loft access. Doors leading to bedrooms, family bathroom and storage cupboard.

BEDROOM ONE

12'10" x 10'4" max x 8'3" min [3.92m x 3.16m max x 2.53m min]
Central heating radiator, UPVC double glazed window to the front aspect, coving to the ceiling.



BEDROOM TWO

8'0" x 8'4" [2.44m x 2.56m]
Central heating radiator, UPVC double glazed window to the rear, door leading to storage eaves.

HOUSE BATHROOM/W.C.

6'5" x 6'8" [1.96m x 2.05m]
Central heating radiator, frosted UPVC double glazed window to the side, low flush w.c., pedestal wash basin with stainless steel tap, bath with stainless steel tap and overhead electric shower. Fully tiled.

OUTSIDE

The garden is mainly laid to lawn and there is a concrete driveway providing off road parking for

several vehicles leading down the side of the property and to the single detached garage with manual up and over door. To the rear the garden is laid to lawn with several planted features, paved patio areas perfect for outdoor dining and entertaining and enclosed by timber fencing.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.