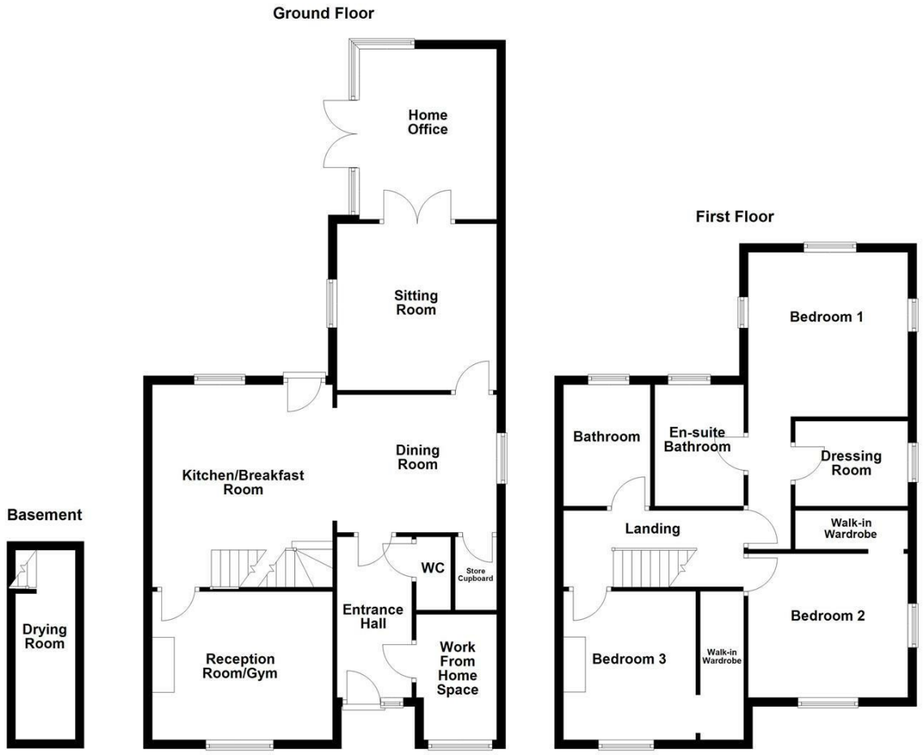


161 Lingwell Gate Lane, Lofthouse, Wakefield, WF3 3JR

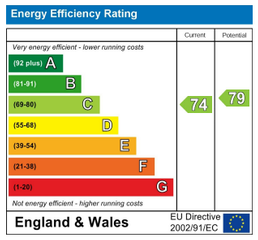
For Sale Freehold Asking Price £385,000

Ideally positioned in the sought after village of Lofthouse, this superbly presented and extended three bedroom semi detached home offers exceptionally well proportioned accommodation throughout. The property boasts ample reception areas including two dedicated work from home spaces, off road parking and a beautifully landscaped, enclosed rear garden complete with a workshop, timber shed, and outdoor bar—making this a property not to be missed.

The property briefly comprises an inviting entrance hall providing access to a downstairs WC, a home office, and the dining room. The dining room leads through to a store cupboard, a comfortable sitting room, and a spacious kitchen breakfast room. The kitchen breakfast room offers direct access to the rear garden, as well as a versatile reception room currently utilised as a gym, which in turn provides access to a lower level dryer room. The sitting room also leads to an additional home office with further access to the rear. To the first floor, the landing provides access to the loft via a pull down ladder and leads to three well appointed bedrooms. The principal bedroom benefits from a dressing room and en suite bathroom, whilst bedrooms two and three both feature walk in wardrobe spaces. A contemporary house bathroom completes the first floor accommodation. Externally, to the front of the property is a pebble driveway providing off road parking for up to three vehicles. To the rear, the landscaped garden is predominantly laid to lawn and incorporates a paved patio area, ideal for outdoor dining and entertaining. The garden further benefits from an outdoor bar with canopy, power, and lighting, as well as space for a greenhouse, a timber built shed, and a workshop—both equipped with power and lighting. The garden is fully enclosed by walls and timber fencing, complemented by mature shrubbery throughout.

Lofthouse is a highly desirable location appealing to a wide range of buyers, particularly families, with a variety of local shops and well-regarded schools situated nearby. More extensive amenities can be found in the neighbouring cities of Wakefield and Leeds. The area is well-served by local bus routes, with a nearby train station offering convenient links for commuters. Additionally, the M1 and M62 motorway networks are just a short drive away, providing excellent connectivity for those travelling further afield.

Only a full internal inspection can truly appreciate all that this exceptional home has to offer. Early viewing is highly recommended to avoid disappointment.



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.

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

ACCOMMODATION

ENTRANCE HALL
5'6" x 11'11" (1.70m x 3.65m)
Accessed via a composite front door with frosted glass pane, featuring a central heating radiator, ceiling spotlights, and doors leading to the home office, downstairs WC, and dining room.

WORK FROM HOME SPACE
6'0" x 9'4" (max) x5'6" (min) (1.83m x 2.85m (max) x1.68m (min))
With coving and spotlights to the ceiling, a central heating radiator, and a UPVC double glazed window to the front elevation.

DOWNSTAIRS W.C.
2'7" x 5'5" (0.80m x 1.66m)
Fitted with ceiling spotlights, extractor fan, central heating radiator, low flush WC, and a ceramic wash basin set within a wooden vanity unit with mixer tap and storage below.

DINING ROOM
11'11" x 10'3" (3.65m x 3.13m)
UPVC double glazed window to the side, central heating radiator, and access to the kitchen breakfast room, store cupboard, and sitting room.

STORE CUPBOARD
3'1" x 5'4" (0.95m x 1.65m)
Spotlights and partial coving to the ceiling, providing useful additional storage space.

KITCHEN BREAKFAST ROOM
13'5" x 15'3" (4.10m x 4.66m)
Fitted with a range of modern matte black wall and base units with laminate work surfaces, composite 1 1/2 sink and drainer with mixer tap, four ring induction hob, and integrated double oven. There is also an integrated fridge freezer, space and plumbing for a washing machine, and a breakfast bar with exposed wood detail. Additional features include a timber framed rear door, UPVC double glazed window to the rear, partial exposed brickwork, and access to the gym/reception room, first floor landing, and basement drying room.

RECEPTION ROOM/GYM
13'6" x 11'3" (max) x 12'4" (min) (4.12m x 3.44m (max) x 3.76m (min))
Featuring a decorative fireplace with stone hearth (which can be reopened if required), central heating radiator, coving to the ceiling, and a UPVC double glazed window to the front.

BASEMENT
York stone steps provide access from the kitchen breakfast room.

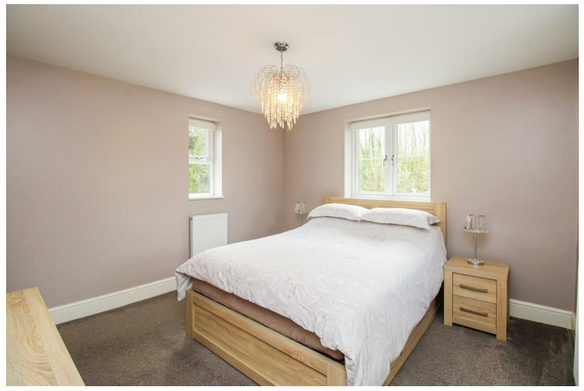
CELLAR/DRYING ROOM
4'7" x 11'0" (1.40m x 3.36m)
A central heating radiator, ceiling spotlights, a wall mounted electric heater, and housing the combi boiler.

SITTING ROOM
12'5" x 11'11" (3.80m x 3.65m)
Central heating radiator, UPVC double glazed window to the side, and double doors leading through to the home office.

HOME OFFICE
12'8" x 9'10" (3.88m x 3.02m)
Spotlights, two central heating radiators, UPVC double glazed windows overlooking the garden, and French doors providing direct access to the rear garden.

FIRST FLOOR LANDING
5'7" x 13'6" (1.71m x 4.12m)
Providing loft access via a pull down ladder, a central heating radiator, and doors leading to all bedrooms and the house bathroom.

BEDROOM ONE
23'11" x 11'11" (max) x 12'3" (min) (7.31m x 3.65m (max) x 3.75m (min))
Featuring three UPVC double glazed windows (two to the side and one to the rear), two central heating radiators, partial ceiling spotlights, and access to both the dressing room and en suite bathroom.



DRESSING ROOM
8'11" x 6'3" (2.72m x 1.93m)
Frosted UPVC double glazed window to the side, ceiling spotlights, central heating radiator, and a range of fitted wardrobes and vanity unit.

EN SUITE BATHROOM
6'6" x 9'3" (2.0m x 2.83m)
Comprising a frosted UPVC double glazed window to the rear, chrome heated towel rail, low flush WC, ceramic wash basin set within a vanity unit, and a separate walk in shower cubicle.

BEDROOM TWO
11'7" x 12'0" (max) x 10'11" (min) (3.55m x 3.68m (max) x 3.35m (min))
Two UPVC double glazed windows (front and side elevations), a central heating radiator, and access to a walk in wardrobe.

WALK IN WARDROBE
4'0" x 8'11" (1.23m x 2.73m)
Fitted with hanging rails throughout and ceiling spotlights.

BEDROOM THREE
9'10" x 11'1" (max) x 8'8" (min) (3.01m x 3.38m (max) x 2.65m (min))
UPVC double glazed window to the front, coving to the ceiling, central heating radiator, and access to a walk in wardrobe.

WALK IN WARDROBE
10'11" x 3'1" (3.35m x 0.96m)
Including fitted rails and coving to the ceiling.

BATHROOM
6'7" x 9'3" (max) x 3'1" (min) (2.02m x 2.83m (max) x 0.96m (min))
Fitted with a frosted UPVC double glazed window to the rear, ceiling spotlights, column radiator, low flush WC, vanity wash basin, and a panelled bath with mixer tap and overhead shower, complemented by partial tiling and exposed brickwork.

OUTSIDE
Externally, the front of the property features a pebble driveway providing off road parking for up to three vehicles, enclosed by timber fencing and wall boundaries. The rear garden is predominantly laid to lawn with a paved patio area ideal for outdoor dining and entertaining, along with decked steps leading to an upper tier. Additional features include planted beds with railway sleeper borders, space for a greenhouse, a timber built shed/workshop, and an outdoor bar with canopy, power, lighting, and a brick built bar.

OUTDOOR BAR
8'10" x 11'5" (2.70m x 3.48m)
A fantastic entertaining space complete with timber canopy, power, lighting, and a brick built bar.

SHED
8'10" x 8'2" (2.71m x 2.51m)
Providing useful storage space, fully alarmed and benefiting from power and lighting.

WORKSHOP
8'8" x 11'5" (2.65m x 3.48m)
Equipped with power and lighting, fully alarmed and offering a versatile additional space.

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.