Richard Kendall Estate Agent

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11 Longthorpe Lane, Lofthouse, Wakefield, WF3 3PU

For Sale Freehold £195,000

A deceptively spacious three bedroom end townhouse, occupying a generous plot in this highly convenient and sought after location opposite the Rodillian Academy.

Benefitting from gas central heating and UPVC double glazing throughout, this comfortable family home is approached via a welcoming entrance hall which leads through to a well proportioned living room overlooking the rear garden. The dining kitchen enjoys windows to both the front and rear elevations and is fitted with a range of units incorporating integrated cooking facilities, together with a useful understairs pantry storage cupboard. To the first floor, there are two generous double bedrooms and a further well proportioned single bedroom, all served by a family bathroom fitted with a modern three piece suite. Externally, the property enjoys a good sized lawned garden to the front, together with an off street parking space and a driveway leading to a single garage. To the rear is a further enclosed garden, predominantly laid to lawn and bordered by mature hedging, providing an excellent outdoor space for families and entertaining.

The property is situated in this highly desirable residential area, directly opposite the Rodillian Academy and within easy reach of a wide range of local shops, schools and recreational facilities. A broader range of amenities can be found in Wakefield city centre, which also benefits from excellent transport links, including easy access to the motorway network and Leeds city centre.

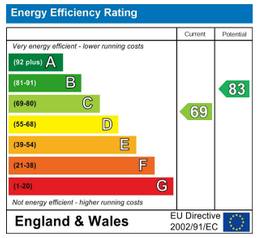
Only a full internal inspection will fully appreciate the space, setting and potential this excellent home has to offer. An early viewing is highly recommended.

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
Accessed via a UPVC entrance door with side screen, central heating radiator and staircase leading to the first floor landing.

LIVING ROOM
15'8" x 13'1" (4.8m x 4.0m)
A well proportioned reception room with a window overlooking the rear garden, double central heating radiator and wood effect laminate flooring.



DINING KITCHEN
16'4" x 7'10" (5.0m x 2.4m)
Fitted with a good range of light wood grain effect wall and base units with contrasting laminate work surfaces incorporating a stainless steel sink unit. There is a four ring stainless steel gas hob with matching filter hood above, built in oven, space and plumbing for a washing machine, space for an undercounter fridge and additional space for a tall fridge freezer. The room also benefits from a useful understairs pantry cupboard and a wall mounted gas fired central heating boiler. A window overlooks the front elevation and a stable style UPVC door provides access to the rear. The dining area has a double central heating radiator and door leading out to the rear garden.

FIRST FLOOR LANDING
With window to the front elevation.

BEDROOM ONE
14'1" x 10'2" (4.3m x 3.1m)
A double bedroom with window overlooking the rear garden and double central heating radiator.



BEDROOM TWO
10'2" x 9'10" (3.1m x 3.0m)
Window to the front elevation, central heating radiator and fitted open fronted wardrobe.



BEDROOM THREE
11'1" x 5'10" (3.4m x 1.8m)
A well proportioned third bedroom with window to the front elevation, double central heating radiator and overstairs bulkhead.



BATHROOM/W.C.
6'10" x 5'10" (2.1m x 1.8m)
Fitted with a three piece suite comprising panel bath with shower over, pedestal wash basin and low suite WC. Part tiled walls, central heating radiator and frosted window to the front elevation.



OUTSIDE
To the front, the property benefits from a wide off street parking area together with a driveway leading to a detached single garage. To the side and rear of the garage there is a lawned garden area. To the rear of the property is a further garden laid mainly to lawn with mature boundary hedging and established shrubs, all enjoying a particularly sunny aspect.





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

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.

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