



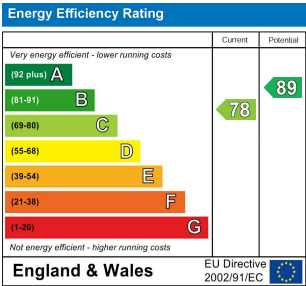
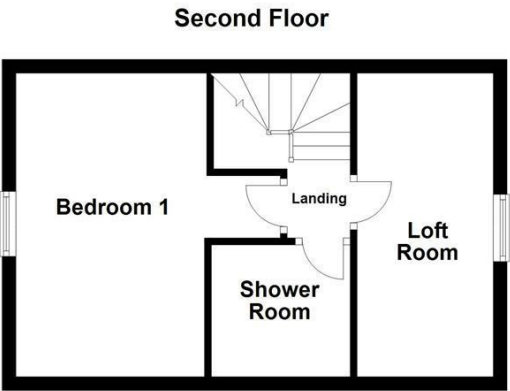
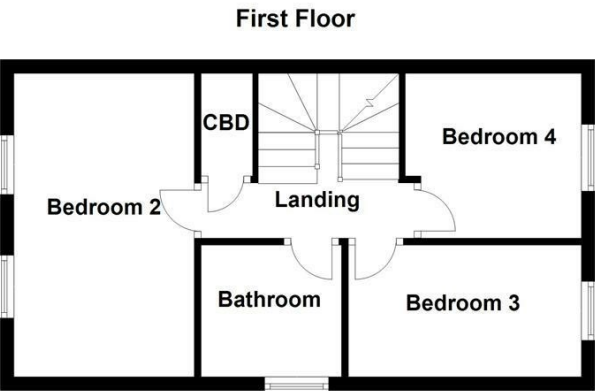
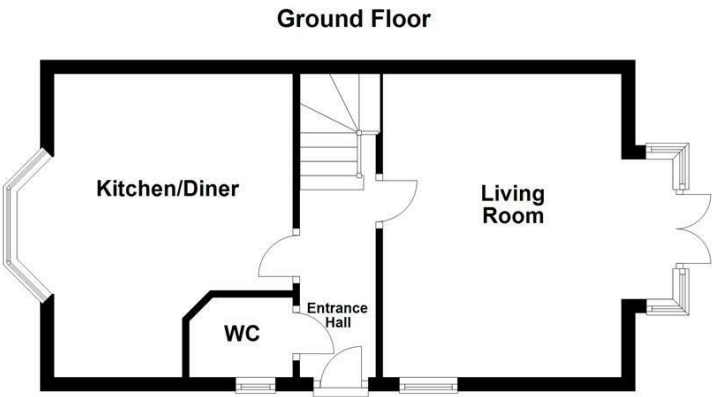
WAKEFIELD
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OSSETT
01924 266 555

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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.



49 Springfield Road, Lofthouse, Wakefield, WF3 3FN

For Sale Freehold Offers Over £300,000

Situated on a modern development in Lofthouse is this four/five bedroom semi detached home with accommodation spanning over three floors. The property is generously proportioned and features modern fitted kitchen, bathroom and shower room/w.c. along with good size reception space and ample bedroom space.

The accommodation comprises of the entrance hall with access to the downstairs w.c., kitchen diner and living room. A staircase provides access to the first floor landing to three bedrooms and the house bathroom/w.c. The second floor has a shower room and bedroom one, as well as a useful loft room. Outside to the front and side it is laid to lawn with hedging and iron fence surround. To the side the garden is fully enclosed by walls and timber fencing, low maintenance with artificial lawn, raised planted beds and paved patio areas ideal for outdoor dining and entertaining. There is a summerhouse with power and light. A single semi detached garage with manual up and over door, power and light with parking for two cars in front via the tarmac area.

This property would make an ideal purchase for the growing family looking in the Lofthouse area and is aptly placed to local amenities such as shops and schools as well as transport links.

Only a full internal inspection will truly show what is to offer at the property and so an early viewing comes highly advised to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

Front door, central heating radiator, stairs providing access to the first floor landing, door to the downstairs w.c., kitchen diner and living room.

DOWNSTAIRS W.C.

3'8" x 4'11" max x 3'11" min [1.12m x 1.51m max x 1.21m min]
Frosted UPVC double glazed window to the front, low flush w.c., pedestal wash wash basin with mixer tap and tiled splashback. Central heating radiator, extractor fan.

LIVING ROOM

13'11" x 14'6" max x 6'9" min [4.25m x 4.43m max x 2.07m min]
Set of UPVC double glazed French doors leading to the rear garden, UPVC double glazed windows to the side, UPVC double glazed window to the front, two central heating radiators.



KITCHEN DINER

11'4" x 14'5" max x 10'4" min [3.47m x 4.41m max x 3.17m min]
UPVC double glazed bay window to the side. A range of modern wall and base units with laminate work surface over, sink and drainer with mixer tap, laminated splashback, four ring induction hob with partial pyrex splashback and stainless steel extractor hood above, integrated oven, integrated dishwasher, space and plumbing for an American style fridge freezer, integrated bin store, integrated cupboard housing the washing machine and tumble dryer, extractor fan.

FIRST FLOOR LANDING

Access to the second floor landing, central heating radiator, storage cupboard, doors to bedrooms and bathroom/w.c.

BEDROOM TWO

8'8" x 14'6" [2.65m x 4.42m]
Fitted wardrobes, partially mirrored sliding doors, two UPVC double glazed windows to the side, central heating radiator.



BEDROOM THREE

7'1" x 11'2" [2.18m x 3.41m]
UPVC double glazed window to the side, central heating radiator.

BEDROOM FOUR

8'0" x 8'7" max x 7'8" min [2.44m x 2.63m max x 2.34m min]
Central heating radiator, UPVC double glazed window to the side.

BATHROOM/W.C.

6'2" x 6'5" [1.88m x 1.98m]
Frosted UPVC double glazed window to the front, extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. Partially tiled.



SECOND FLOOR LANDING

Access to two further bedrooms and shower room/w.c.

BEDROOM ONE

14'6" x 12'9" max x 9'1" min [4.42m x 3.89m max x 2.78m min]
UPVC double glazed window to the side, two central heating radiators, fitted wardrobes.



LOFT ROOM

14'6" x 6'6" [4.42m x 1.99m]
UPVC double glazed window to the side, central heating radiator.

SHOWER ROOM/W.C.

5'10" x 5'9" [1.78m x 1.76m]
Extractor fan, spotlighting to the ceiling, chrome ladder style central heating radiator, low flush w.c., wash basin built into a storage unit with storage cupboard and mixer tap. Shower cubicle with rain overhead shower and shower head attachment, both mains fed. Partially tiled.

OUTSIDE

The front garden is laid to lawn with hedging and iron fencing surround, paved pathway to the front entrance door and gate. The side garden, which is the main garden is low maintenance and fully enclosed by walls and timber fencing with a UPVC door to the garage. The garden is mainly artificially lawned with raised planted beds, paved patio area perfect for outdoor dining and entertaining. The summerhouse has power and light. There is a single semi detached garage with manual up and over door, power and light. Tarmac driveway providing off road parking for two vehicles.



COUNCIL TAX BAND

The council tax band for this property is D

EPC RATING

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

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.