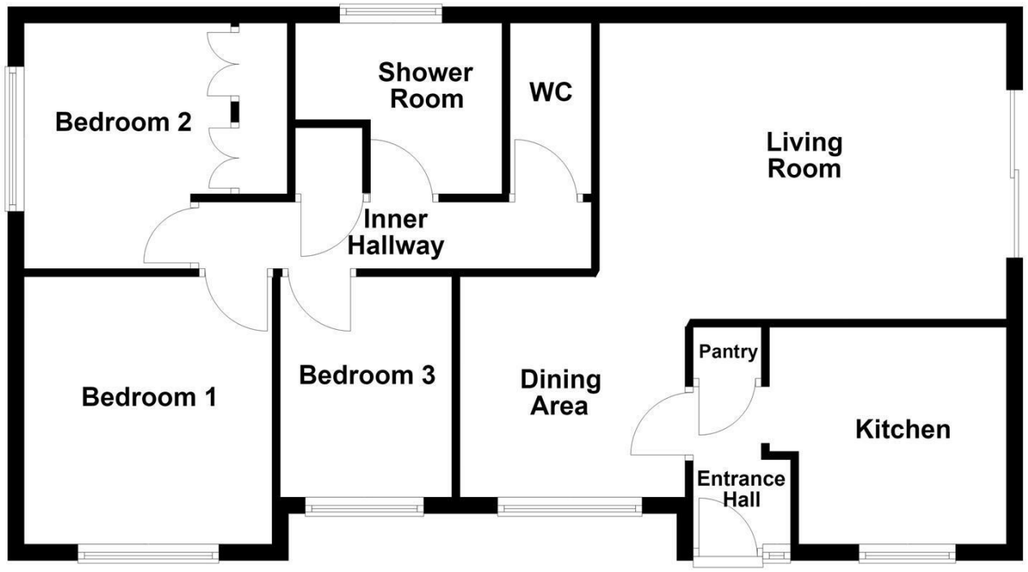
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor

Approx. 73.1 sq. metres (787.2 sq. feet)



Total area: approx. 73.1 sq. metres (787.2 sq. feet)



2 Ridings Lane, Lofthouse, Wakefield, WF3 3SE

For Sale Freehold Offers In The Region Of £365,000

A superb opportunity to purchase this spacious three bedroom detached true bungalow, occupying a generous corner plot on an attractive modern development. The property benefits from extensive off road parking, secure gated parking, beautifully landscaped low maintenance gardens and a detached single garage.

The accommodation briefly comprises a welcoming entrance hall with access to a modern fitted kitchen and useful pantry cupboard. A door leads through to the dining area, which opens into the spacious living room and features a fireplace and sliding patio doors providing direct access to the enclosed side garden. An inner hallway provides access to three well proportioned bedrooms, a contemporary three piece shower room, a separate WC and a useful boiler cupboard. Externally, the property is approached via a central resin pathway, flanked by a low maintenance artificial lawn and landscaped areas incorporating decorative gravel, wood chippings, mature hedging and timber fencing. A generous resin driveway provides parking for three vehicles, with double timber gates opening onto a further secure gravelled driveway offering additional parking. This area leads to the detached single garage, which benefits from an electric up and over door, power and lighting, together with sensor operated external lighting. Two timber gates provide access to the beautifully landscaped side garden, which has been designed for ease of maintenance and features a paved patio ideal for al fresco dining, an artificial lawn, raised planted borders edged with railway sleepers and a paved pathway leading to a timber storage shed. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Situated in the sought after Lofthouse area, the property is conveniently positioned close to a range of local amenities and well regarded schools. Excellent access to both the M1 and M62 motorway networks makes the property particularly attractive to commuters travelling further afield.

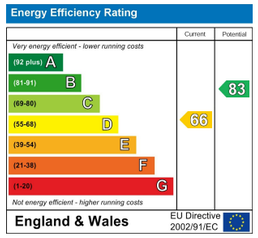
An early viewing is highly recommended to fully appreciate all that this impressive bungalow has to offer.

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
A composite front entrance door leads into the entrance hall. Two UPVC double glazed frosted panel windows overlook the front aspect. There is laminate flooring, an opening into the modern kitchen and doors leading to the dining room and pantry cupboard. The pantry cupboard has fitted shelving.

KITCHEN
8'7" x 9'2" (max) x 8'3" (min) (2.64m x 2.8m (max) x 2.54m (min))
Fitted with a range of modern shaker-style wall and base units with laminate work surfaces and matching upstands. There is a stainless steel sink and drainer with swan-neck mixer tap, an integrated twin oven and grill, a four ring ceramic hob with glass splashback and cooker hood above, and an integrated Bosch warming drawer. There is space and plumbing for a washing machine, space for an under-counter appliance and space for a freestanding fridge freezer. Further features include a central heating radiator, strip lighting and downlights incorporated within the wall units.



DINING ROOM
9'0" x 8'9" (2.75m x 2.68m)
With coving to the ceiling, a UPVC double glazed window overlooking the front aspect and a central heating radiator.



LIVING ROOM
11'10" x 16'3" (3.61m x 4.97m)
With coving to the ceiling, a gas fire set on a marble hearth with matching interior and wooden surround, central heating radiator and UPVC double glazed sliding patio doors leading out to the landscaped side garden. A further door provides access to the inner hallway.

INNER HALLWAY
Providing access to three bedrooms, the shower room, separate WC and boiler cupboard. There is loft access with a folding wooden ladder. The boiler cupboard houses the condensing boiler, with the programmer mounted to the wall within the hallway.

SEPARATE W.C.
6'5" x 3'2" (1.96m x 0.98m)
Fitted with a low flush WC with concealed cistern and a wash basin with chrome mixer tap set into a high gloss vanity cupboard with chrome handle. There is a wall-mounted mirror, fully laminated walls with chrome trims, laminate flooring, chrome heated towel rail and an extractor fan to the ceiling.

BEDROOM ONE
10'10" x 9'11" (3.32m x 3.03m)
With a UPVC double glazed window overlooking the front aspect and a central heating radiator.



BEDROOM TWO
9'8" x 8'3" (max) x 7'3" (min) (2.95m x 2.52m (max) x 2.22m (min))
With two fitted double wardrobes, a UPVC double glazed window overlooking the side aspect and a central heating radiator.



BEDROOM THREE
8'10" x 6'10" (2.70m x 2.10m)
With a UPVC double glazed window overlooking the front aspect and a central heating radiator.

SHOWER ROOM
6'6" x 8'3" (max) x 5'3" (min) (1.99m x 2.52m (max) x 1.62m (min))
Fitted with a modern three piece suite comprising a walk-in shower enclosure with fixed glass screen, mixer shower and shower attachment, low flush WC and pedestal wash basin with mixer tap. The shower enclosure has fully laminated walls. Further features include tiled walls, a chrome heated towel rail, frosted UPVC double glazed window overlooking the rear aspect, wall-mounted shaving socket and extractor fan to the ceiling.



OUTSIDE
To the front of the property, a resin pathway leads from the roadside to the entrance. The low maintenance garden includes decorative wood chippings and pebbles to the left-hand side and an artificial lawn to the right. There is an outside water connection beneath the kitchen window. The resin pathway continues to a generous resin driveway, providing off road parking for three vehicles. The front garden is enclosed by timber fencing and mature privet hedging. A timber gate from the driveway provides access to the enclosed side garden. This attractive, low maintenance space has a large paved patio area, ideal for outdoor dining and entertaining, two raised flower beds with railway sleeper borders and an artificial lawn. A paved pathway leads to a timber shed at the rear. There are also sensor-operated external lights. A second timber gate provides access to a large gravelled driveway positioned to the side of the garage. Double timber gates and timber fencing enclose the area on all three sides.



DETACHED GARAGE
16'9" x 8'6" (5.11m x 2.61m)
The detached single garage has an electric up and over door, power and lighting, together with a sensor operated external light above the garage door.

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.