Richard Kendall Estate Agent

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36 Broadland Way, Lofthouse, Wakefield, WF3 3NY

For Sale Freehold £240,000

A fantastic opportunity to purchase this three bedroom semi detached home, situated on this modern and attractive development and benefitting from spacious accommodation throughout.

The property is accessed via the entrance hall, leading into the bay fronted living room and modern fitted kitchen with integrated appliances. To the first floor landing there are three bedrooms and the house bathroom. To the front there is a driveway providing off road parking for two vehicles. There is an enclosed rear garden and a substantial sound proofed summer house with power and lighting, ideal for a variety of uses.

The property is well positioned for local amenities, schools and transport links, including regular bus routes to Wakefield and Leeds, with the M1 and M62 motorway networks only a short distance away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

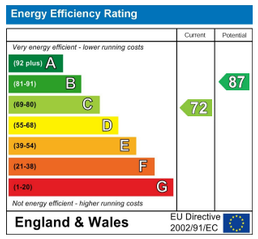
Total area: approx. 63.2 sq. metres (680.8 sq. feet)

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

Composite side entrance door leading into the entrance hall, with door providing access into the understairs storage cupboard and a solid wooden door with glazed inserts leading through into the living room.

LIVING ROOM

14'0" min x 16'3" max x 15'0" (4.28m min x 4.96m max x 4.58m)

Laminate flooring, coving to the ceiling, two central heating radiators and a walk in bay window with UPVC double glazed windows overlooking the front aspect. Solid wooden door with glazed inserts leading through into the kitchen.

KITCHEN

8'1" x 14'11" (2.48m x 4.57m)

Modern fitted kitchen with a range of wall and base high gloss units with laminate work surfaces and tiled splashbacks. Stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring induction hob with curved glass cooker hood above, integrated dishwasher and plumbing for a washing machine. Space for a freestanding American style fridge freezer, breakfast bar to one wall, central heating radiator and plinth lighting. UPVC double glazed window overlooking the rear garden and composite rear entrance door. Boiler housed within one of the kitchen cupboards.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, coving to the ceiling, loft access and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

8'7" x 11'3" (2.62m x 3.45m)

Coving to the ceiling, central heating radiator and UPVC double glazed window overlooking the front elevation.

BEDROOM TWO

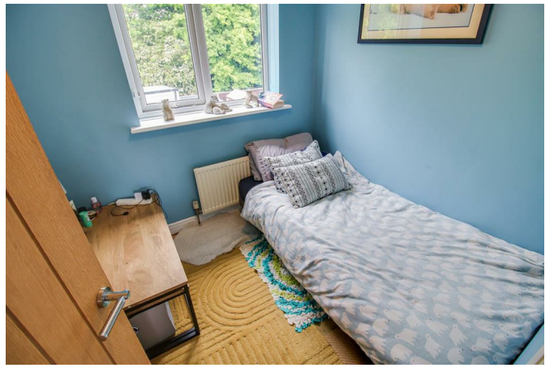
7'7" x 11'2" (2.33m x 3.41m)

Central heating radiator and UPVC double glazed window overlooking the rear elevation.

BEDROOM THREE

6'8" x 7'1" (2.04m x 2.18m)

Central heating radiator and UPVC double glazed window overlooking the rear elevation.



BATHROOM/W.C.

8'0" max x 4'10" min x 6'1" (2.45m max x 1.48m min x 1.87m)

Modern three piece suite comprising curved corner bath with chrome waterfall mixer tap and separate electric shower over with shower curtain, wash basin with chrome waterfall mixer tap built into high gloss vanity units below and concealed system low flush W.C. UPVC cladding to the walls and ceiling, chrome ladder style radiator and airing cupboard over the bulkhead with fitted shelving. Frosted UPVC double glazed window overlooking the front elevation.

OUTSIDE

To the front of the property is a lawned garden with a tarmac driveway running down the side providing off road parking for two vehicles. Timber gate providing access into the enclosed rear garden. The rear garden is designed for low maintenance with artificial lawn, outside lighting, water point connection beneath the kitchen window and timber fenced boundaries. The garden also benefits from the substantial summer house creating an ideal entertaining or workspace area.

SUMMER HOUSE

9'5" x 15'8" (2.88m x 4.78m)

Large composite sound proofed summer house with UPVC double glazed French doors to the front and UPVC double glazed side panel windows. Laminate flooring, inset spotlights to the ceiling, electric wall heater and power and lighting throughout. Up and down chrome lights positioned externally to either side of the French doors.

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.

EPC RATING

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