Richard Kendall Estate Agent

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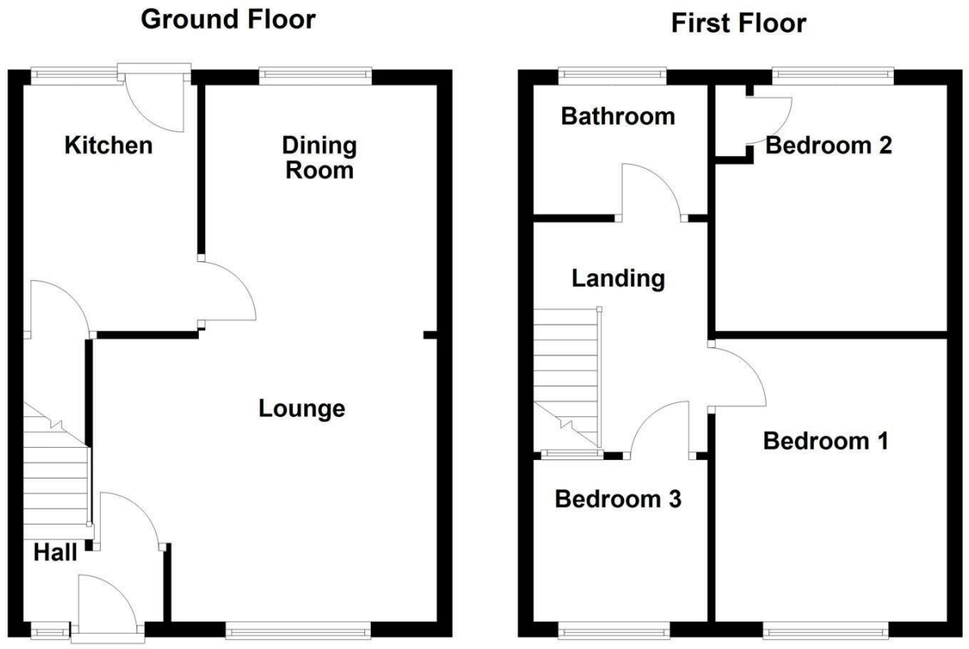
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



32 Philips Grove, Lofthouse, Wakefield, WF3 3LZ

For Sale Freehold £200,000

Situated within a pleasant cul-de-sac location, this three bedroom terraced property benefits from driveway parking, front gardens, and a garage.

The accommodation briefly comprises an entrance hall, lounge, dining room, and kitchen. To the first floor, there are three well proportioned bedrooms and a family bathroom. Externally, the property enjoys lawned gardens to both the front and rear, along with additional land located across the road, all plant coverage and shrubbery. Further benefits include side driveway parking and a useful storage garage.

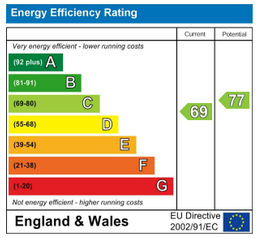
Ideally positioned, the property is conveniently located for a range of local shops and amenities, and offers excellent access to the motorway network, making it particularly suitable for commuters.

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
Entry is via the front door into the main hallway, which features a central staircase rising to the first floor landing and provides access through to the lounge.

LOUNGE
14'8" x 12'1" (4.49m x 3.69m)
A wood framed single glazed window with secondary glazing to the front elevation, central radiator, carpeted flooring, and an open plan access through to the dining room.

DINING ROOM
10'6" x 9'10" (3.21m x 3.02m)
A wood framed single glazed window with secondary glazing to the rear elevation, central radiator, and a door leading through to the kitchen.

KITCHEN
11'4" x 7'5" (3.47m x 2.28m)
Fitted with a range of base units and work surfaces incorporating a stainless steel sink and drainer. There is space for a gas cooker and fridge freezer, a wood framed single glazed window to the rear elevation, and a rear door providing access to the garden. A useful built in storage cupboard is located beneath the stairs.

FIRST FLOOR LANDING
The first floor landing provides access to three bedrooms and the family bathroom.

BEDROOM ONE
11'10" x 9'11" (3.63m x 3.04m)
A wood framed single glazed window with secondary glazing to the front elevation and a central radiator.

BEDROOM TWO
10'8" x 9'11" (3.26m x 3.03m)
A wood framed single glazed window with secondary glazing to the rear elevation, central radiator, and a built in storage cupboard.

BEDROOM THREE
7'5" x 6'11" (2.27m x 2.13m)
A wood framed single glazed window with secondary glazing to the front elevation and a central radiator.

BATHROOM
7'5" x 5'6" (2.28m x 1.69m)
Comprising a three piece suite including a corner bath, wash hand basin, and WC. There is a frosted single glazed window to the rear elevation and a central radiator.

OUTSIDE
Externally, the property benefits from a lawned garden to the front, plant coverage and shrubbery, with side driveway parking for two vehicles leading to a detached storage garage. To the rear, there is a further lawned garden with plant coverage and shrubbery. Additionally, the property includes a further section of lawn located across the road which is also plant coverage and shrubbery.

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.