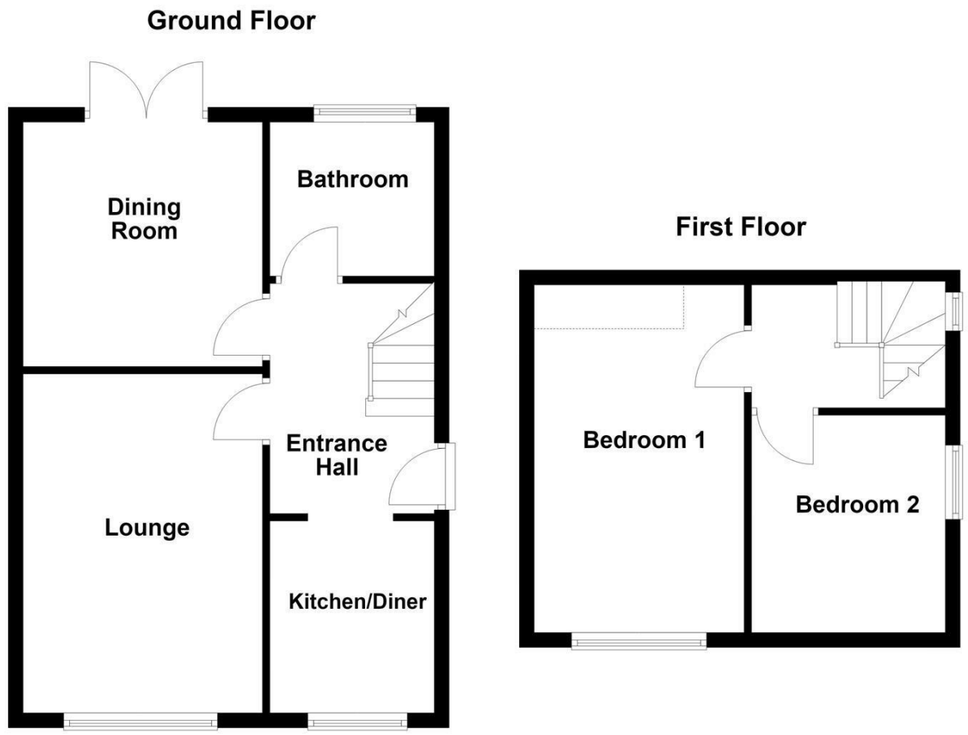
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





70 Ouzlewell Green, Lofthouse, Wakefield, WF3 3QP

For Sale Freehold £270,000

Proudly introduced to the market is this well presented two bedroom semi detached dormer bungalow, situated in the sought after area of Lofthouse. Offering versatile and well proportioned accommodation throughout, the property benefits from two double bedrooms, two reception rooms and a contemporary fitted kitchen, making it ideally suited to couples or those looking to downsize.

The accommodation briefly comprises a welcoming entrance hall with staircase leading to the first floor and access into a modern galley style kitchen, fitted with a range of contemporary units and integrated appliances including an oven and fridge freezer. The spacious living room features an electric fire with attractive surround and a large UPVC double glazed window to the front, allowing an abundance of natural light into the room. A separate dining room provides additional reception space and benefits from doors opening onto a timber decked seating area overlooking the rear garden. Completing the ground floor accommodation is a contemporary three piece bathroom. To the first floor are two generous double bedrooms, with the principal bedroom benefitting from fitted wardrobes. Useful eaves storage and loft access provide additional storage space. Externally, the rear garden benefits from a timber decked seating area, providing an ideal space for outdoor dining and relaxation.

Lofthouse is a popular and convenient location with a wide range of shops and everyday amenities within easy reach, together with excellent access to the motorway network and convenient links towards Leeds and Wakefield.

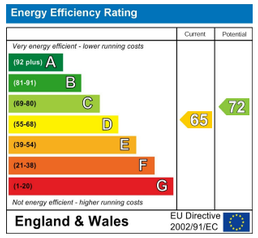
An early viewing is highly recommended to fully appreciate the space and versatility this attractive dormer bungalow has to offer.

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

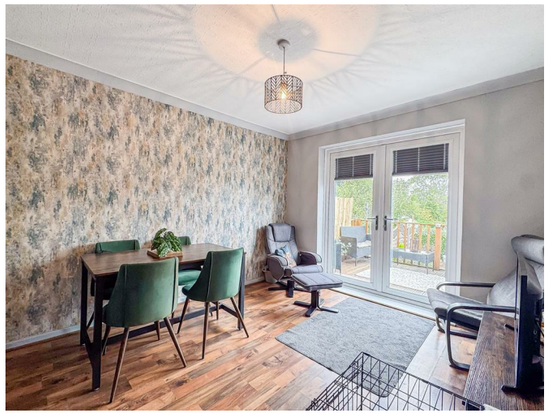
ENTRANCE HALL
Composite side entrance door leading into the entrance hall. Oak effect laminate flooring, staircase providing access to the first floor landing and access to the kitchen, lounge, dining room and bathroom.

KITCHEN
7'2" x 8'11" (2.19m x 2.72m)
Oak effect laminate flooring and fitted with a range of wall and base units with work surfaces over, incorporating a composite sink and drainer with mixer tap. Four ring gas hob with splashback and extractor hood above, integrated oven, integrated fridge freezer and space and plumbing for a washing machine. UPVC double glazed window overlooking the front elevation.

LOUNGE
10'6" x 14'10" (3.21m x 4.54m)
Oak effect laminate flooring, central heating radiator and UPVC double glazed window overlooking the front elevation. Feature electric fire with decorative surround.



DINING ROOM
10'11" x 10'5" (3.34m x 3.18m)
Oak effect laminate flooring, central heating radiator and UPVC double glazed patio doors opening onto the rear decked area.

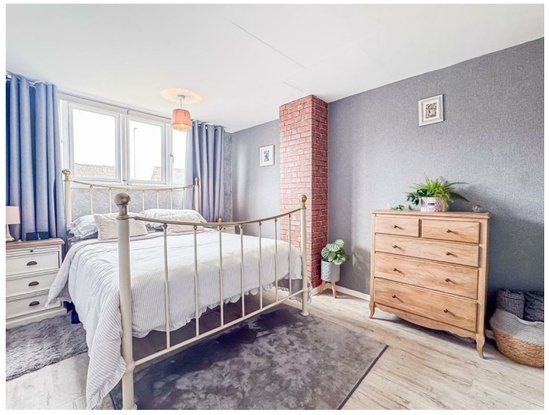


BATHROOM/W.C.
7'6" x 7'0" (2.30m x 2.14m)
LVT flooring and fitted with a low flush W.C., vanity wash basin with mixer tap and storage cupboards below, and panelled bath with hot and cold taps, shower over, shower attachment and mixer tap. Part tiled walls, chrome ladder style radiator and frosted UPVC double glazed windows overlooking the rear and side elevations.

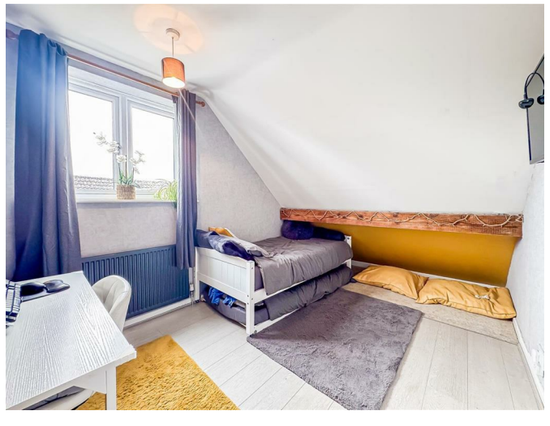


FIRST FLOOR LANDING
Carpeted staircase and landing, with frosted UPVC double glazed window overlooking the side elevation. Useful eaves storage and access to both bedrooms.

BEDROOM ONE
13'11" x 9'4" (4.25m x 2.85m)
Laminate flooring, UPVC double glazed window and built-in wardrobes.



BEDROOM TWO
8'9" x 9'7" (2.67m x 2.93m)
Laminate flooring, central heating radiator, loft access and UPVC double glazed window overlooking the side elevation.



OUTSIDE
To the front is an artificial lawned garden with gravelled area, together with a tarmac driveway providing off road parking and leading to the side entrance. To the rear is a timber decked seating area leading down to a two tier garden. The lower tier incorporates a further lawned area and the garden is enclosed by timber fencing. The rear garden enjoys an easterly aspect.





DETACHED GARAGE
Detached garage with manual up and over door, power, lighting and useful storage space.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.