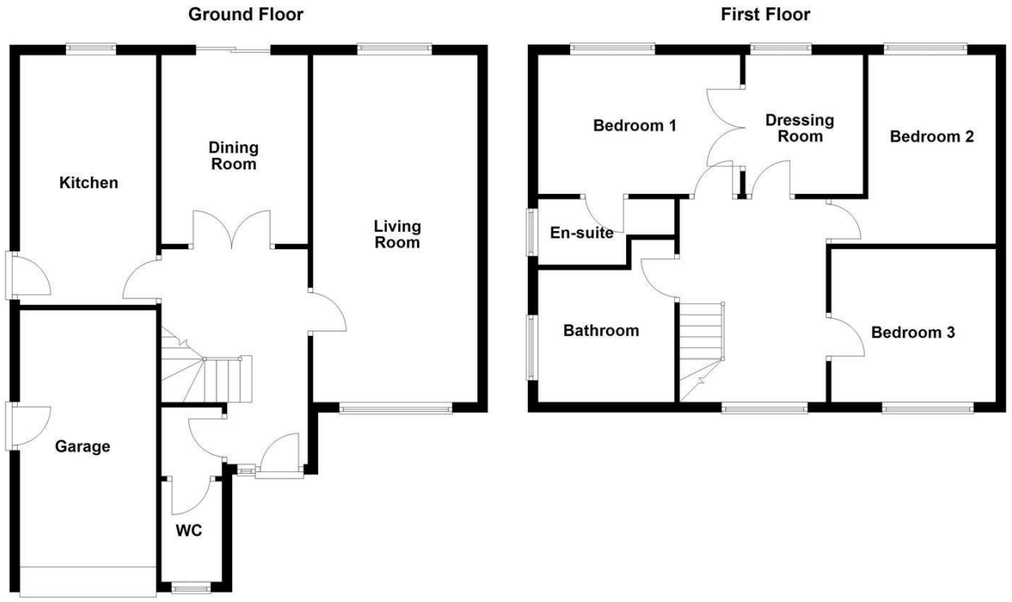

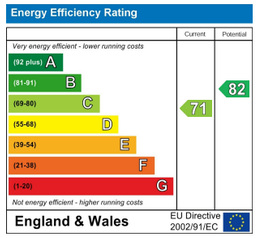

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

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

8 Ridings Mews, Lofthouse, Wakefield, WF3 3SW

For Sale Freehold Offers In The Region Of £415,000

A substantial detached family home, offering three/four bedrooms with a dedicated dressing room to the principal, situated within a cul de sac in a sought after residential location.

The property benefits from gas central heating and UPVC double glazing and is approached via a welcoming central reception hall with access to a cloakroom and WC. The main living room is generously proportioned with windows to both the front and rear, while a separate dining room features French doors opening onto the rear garden. The kitchen is fitted with a range of modern units and integrated appliances and enjoys views over the garden. To the first floor, the principal bedroom benefits from an en suite shower room and double doors leading into a fitted dressing room, with the option to be a fourth bedroom. There are two further double bedrooms and a well appointed family bathroom. Externally, the property enjoys a mature front garden with driveway parking leading to an attached garage. To the rear, there is an enclosed garden featuring a spacious patio seating area, steps leading to a lawn and established planted borders.

The property is ideally situated within a quiet cul de sac, offering easy access to a range of local shops, well regarded schools and recreational facilities. A wider selection of amenities can be found in nearby Wakefield city centre, which also offers a mainline railway station and convenient access to the motorway network.

Only a full internal inspection will fully appreciate the space and versatility this home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with side screen, double central heating radiator, stairs to the first floor and useful understairs cupboard.

DOWNSTAIRS W.C.
6'6" x 3'7" (2.00m x 1.10m)
Frosted window to the front and fitted with a two piece suite comprising low flush W.C. and wash basin. Double central heating radiator.

LIVING ROOM
22'7" x 10'9" (6.90m x 3.30m)
A generously proportioned room with windows to both the front and rear elevations, two central heating radiators and feature fireplace with marble inset hearth.

DINING ROOM
12'5" x 9'6" (3.80m x 2.90m)
French doors leading to the rear garden and double central heating radiator, with double doors through to the reception hall.

KITCHEN
16'4" x 8'10" (5.00m x 2.70m)
Windows to the front and stable style external door to the side. Fitted with a range of wood effect wall and base units with laminate worktops and matching upstands, stainless steel sink unit, gas Neff hob with matching splashback and extractor hood over, built in Neff oven, integrated fridge and freezer, integrated Bosch washing machine and dishwasher. Double central heating radiator.

FIRST FLOOR LANDING
13'1" x 9'6" (4.00m x 2.90m)
Spacious landing with window to the front and double central heating radiator.

BEDROOM ONE
13'1" x 9'2" (4.00m x 2.80m)
Window overlooking the rear garden, central heating radiator and double doors leading through to the dressing room.

DRESSING ROOM/BEDROOM FOUR
9'2" x 7'10" (2.80m x 2.40m)
Originally the fourth bedroom, now fitted with a range of wardrobes and matching dressing table, with window overlooking the garden and double doors through to the principal bedroom.

EN SUITE SHOWER ROOM/W.C.
8'10" x 4'3" (2.70m x 1.30m)
Frosted window to the side, tiled walls and floor. Fitted with a three piece suite comprising shower cubicle with electric shower, vanity wash basin with cupboard and central heating radiator. Extractor fan.

BEDROOM TWO
10'9" x 9'10" (3.30m x 3.00m)
Window to the front and central heating radiator.

BEDROOM THREE
12'5" x 8'2" (3.80m x 2.50m)
Window overlooking the rear garden, fitted wardrobes with drawers and double central heating radiator.

HOUSE BATHROOM/W.C.
8'10" x 8'2" (2.70m x 2.50m)
Fitted with a quality four piece suite comprising freestanding bath, separate shower cubicle with glazed screen, vanity wash basin and low flush W.C. Tiled walls and floor, chrome ladder style heated towel rail, central heating radiator and extractor fan.

OUTSIDE
To the front, a driveway provides off street parking and leads to the integral garage, with a front garden and established shrub borders extending to the side. To the rear, a private garden with paved patio seating area, steps up to a lawned garden and planted borders, ideal for outdoor entertaining.

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

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.