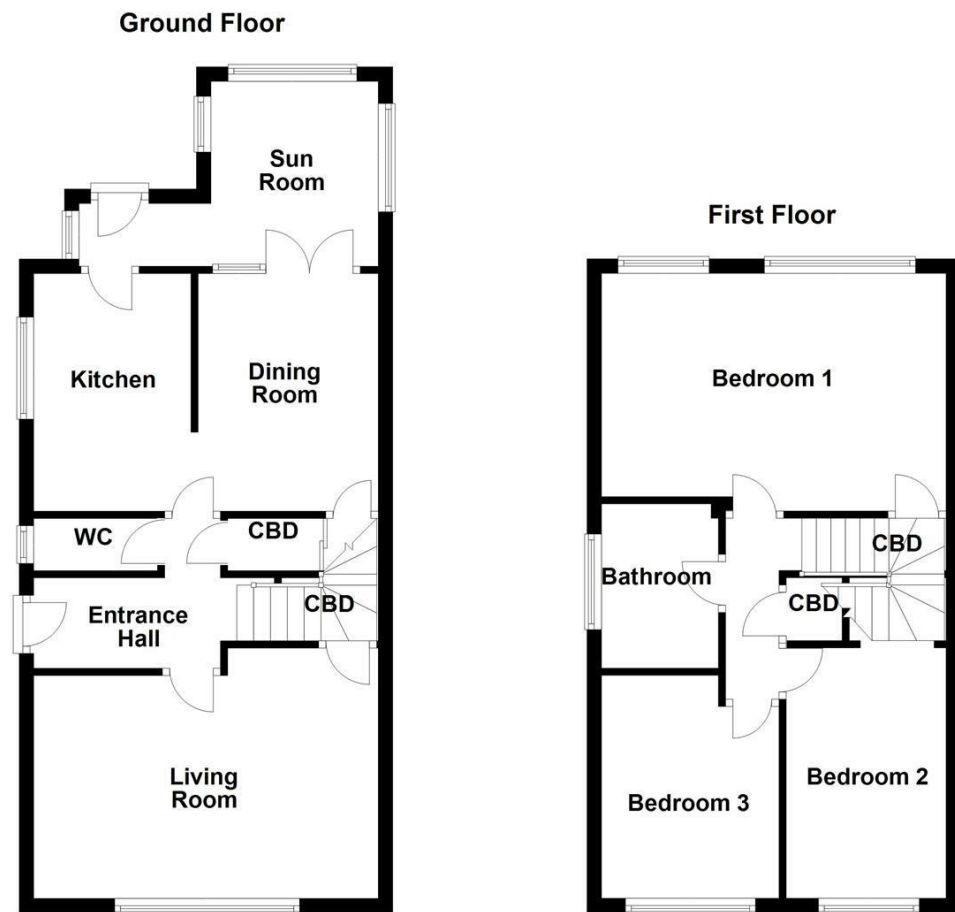




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62 Canal Lane, Lofthouse, Wakefield, WF3 3HW

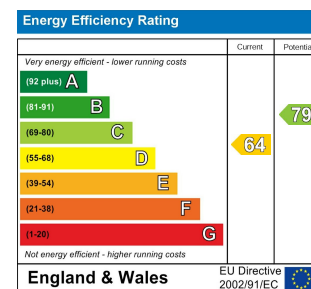
For Sale Freehold £250,000 - £270,000

A superb three bedroom detached family home benefiting from kitchen with archway into the dining room and access to a sun room, rear garden, driveway and garage. UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, downstairs w.c., living room, kitchen, dining room and sun room. To the first floor there are three bedrooms and the house bathroom/w.c. Outside to the front there is a patio and steps leading down. To the rear there is a lawned garden with patio area, a driveway provides off road parking and leads to the single semi-detached garage. Steps lead to the rear door and pathways to either side of the property.

The property is located within walking distance to the local amenities and schools nearby. Local bus routes travel to and from Wakefield city centre. The motorway network is only a short drive away perfect for those looking to travel further afield.

An early viewing comes highly recommended.



FREE MARKET APPRAISAL

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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.

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.

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*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed side entrance door leads into the entrance hall, central heating radiator, staircase leading to the first floor landing, doors leading to the living room, understairs storage, downstairs w.c. and kitchen diner.

LIVING ROOM

15'6" x 11'3" max x 10'1" min [4.74m x 3.45m max x 3.08m min]
Electric fire on a slate hearth with decorative stone surround and solid wooden mantle with media storage to the side, UPVC double glazed window to the front, two central heating radiators, two wall lights, understairs storage cupboard.



DOWNSTAIRS W.C.

5'2" x 3'1" [1.58m x 0.94m]

Wall hung wash basin with two taps, low flush w.c., UPVC double glazed frosted window to the side.

KITCHEN

10'9" x 7'1" [3.28m x 2.17m]

A range of wall and base units with laminate work surface over and tiled splashback above, stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring ceramic hob, UPVC double glazed window to the side, timber door to the sun room, display cabinets, space for fridge freezer, archway into the dining room, plumbing and drainage for a washing machine.

DINING ROOM

7'9" x 10'9" [2.38m x 3.29m]

Central heating radiator, UPVC double glazed French doors leading into the sun room, understairs storage cupboard, set of storage cupboards.

SUN ROOM

8'4" x 13'6" max x 7'4" min [2.55m x 4.13m max x 2.26m min]
UPVC double glazed windows (one being frosted) to the side and rear, UPVC double glazed door leading to the rear.



FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, doors to the bedrooms, bathroom and airing cupboard.

BEDROOM ONE

15'7" x 10'9" max x 10'0" min [4.75m x 3.29m max x 3.07m min]
Two UPVC double glazed windows to the rear, central heating radiator, door into the storage cupboard over bulkhead with shelving.



BEDROOM TWO

6'8" x 13'11" max into recess x 11'3" min [2.05m x 4.25m max into recess x 3.45m min]

UPVC double glazed window to the front, central heating radiator, recess with shelving.



BEDROOM THREE

8'1" x 10'7" max x 8'7" min [2.48m x 3.24m max x 2.63m min]
UPVC double glazed window to the front elevation, central heating radiator.

HOUSE BATHROOM/W.C.

5'0" x 6'10" [1.53m x 2.10m]

Panelled bath with mixer tap and electric shower over, pedestal wash basin with two taps, low flush w.c., part tiled walls, central heating radiator and UPVC double glazed frosted window to the side.

OUTSIDE

Steps leading down to a pleasant paved patio area. Paved pathway at the side to the rear garden. The rear garden has a paved patio area, brick built outhouse with timber door and single glazed window, an attractive lawn with planted borders, conifer and privet hedges bordering. A tarmac driveway leads to the single semi-detached garage with timber lean to, manual up and over door and UPVC double glazed window to the side. There is external access via a timber door to storage below the sun room.



COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

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

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.