



12 Wharfedale, Galgate, Lancaster, LA2 0RS

A well-presented four bedroom end terraced home in a family-friendly neighbourhood in Galgate. Within walking distance of local schools, shops, eateries and play areas, it has everything you need for busy family life, all within easy reach. You are within the catchment area of multiple secondary schools, and Lancaster university is a short distance away. For those who travel for work, excellent transport links lead to Lancaster city centre in one direction, with the M6 motorway in the other, making it a convenient location for commuting.

The house offers spacious living and sleeping spaces, giving everybody a space of their own. Contemporary décor ties the house together, with recent updates including new double glazed windows, new doors and redecoration throughout. An inviting reception room at the front of the house offers a comfortable space to gather family and friends, with a spacious kitchen diner spanning the rear of the ground floor. Upstairs, three double bedrooms and a versatile single bedroom offer space to tailor to your needs, serviced by the family bathroom and the main bedroom boasting a dedicated ensuite. The garden has been updated by the current owners to create a beautiful outdoor space to soak up the sun and entertain during the warmer months. With a new shed offering space for storage and French doors from the kitchen diner allowing the house to be opened up to the garden, it's the perfect house for garden parties and social gatherings. There's no shortage of storage space, including two attic spaces and an integral garage, so you can keep the home clear and clutter-free.

This conveniently located, modern house has everything you need for busy life, so don't miss out on the chance to make this your beautiful new home, contact us to book a viewing today.



Hall

10'5" x 4'1" (3.20 x 1.27)

A bright, modern hallway greets you as you enter the property, with laminate wood flooring and spotlights in the ceiling. A UPVC door leads in from the front, with new glass paned doors through to the living room and kitchen.

Living Room

13'5" x 12'2" (4.09 x 3.73)

A well-presented living room sits at the front of the house, with a wide double glazed window looking out to the street and green fields beyond. With ample room for multiple sofas and units, you can configure it to your taste. A gas fireplace in a white painted fireplace with a white stone surround forms the focal point of the room, with space either side for entertainment and storage units. Positionable spotlights in the ceiling and a glass paned door to the hall completes the contemporary living room.

Kitchen Diner

16'7" x 11'0" (5.08 x 3.37)

A spacious kitchen diner spans the rear of the property, perfect for gathering family and friends. With a practical vinyl tile effect floor and neutral décor, it's a bright practical space for busy family life. Appliances include an integrated Bosch oven with a four ring gas Bosch hob above, an extractor fan and a 1.5 sink. There is undercounter space for a dishwasher, with room by the entrance for a large American style freestanding fridge freezer. Two double glazed windows on the rear aspect sits either side of the French doors to the garden, providing plenty of natural light. With a double panel radiator beside the dining space and positionable ceiling lights, it's a great family kitchen and the hub of the busy home.

Landing

9'9" x 6'11" (2.99 x 2.12)

A carpeted central landing connects the bedrooms and the bathroom. With white painted walls and woodwork, plus a plush grey carpet, it's a bright modern hub of the home. A shelved airing cupboard sits off the landing offering space for towels, linen and cleaning supplies

Bathroom

7'7" x 6'11" (2.33 x 2.12)

The family bathroom features ceramic tiled flooring and walls making it a practical space to get ready in each morning. The suite includes a bathtub with overhead shower, pedestal sink, low flush toilet and a heated towel rail on the wall behind the door. A frosted double glazed window on the rear aspect provides natural light, with spotlighting in the ceiling for evening use.

Bedroom 1

14'6" x 8'8" (4.43 x 2.66)

A well-proportioned double bedroom sits above the garage, with a double glazed window on the front aspect and a double panel radiator below. There is ample space on the cream carpeted floor for a bed, bedside tables, freestanding wardrobes and a drawer unit, giving you flexibility in its configuration. Positionable spotlights in the ceiling make it equally bright and inviting in the evenings, with an access hatch for the attic space above the entrance. An internal wooden door at the back of the main bedroom leads through to the dedicated en-suite.

Ensuite

8'5" x 4'0" (2.58 x 1.24)

The main bedroom ensuite features a double shower enclosure with overhead shower head and wall-mounted jets, a low flush toilet and a sink with storage below. A single panel radiator sits below the frosted double glazed window on the rear aspect, with spotlights in the ceiling, making it a warm and bright space to get ready in each day. Half tiled walls and ceramic tiled flooring complete the modern ensuite.

Bedroom 2

11'1" x 9'6" (3.40 x 2.90)

A well-proportioned double bedroom with a plush grey carpeted floor and two-tone contemporary colour scheme makes a great second bedroom. There's plenty of space, with room for a double bed and display units, plus additional storage provided by two built in cupboards over the stairs, both with shelving space and the larger one housing a drawer unit. A double glazed window on the rear aspect provides natural light and views over the garden, with a single panel radiator below.

Bedroom 3

10'3" x 7'7" (3.13 x 2.33)

A carpeted double bedroom sits off the landing, with a double glazed window on the front aspect taking in views of the field opposite. A single panel radiator sits above the grey carpeted floor, with a central ceiling light above. With space for a bed and units, it's a comfortable bedroom, with additional space in an open over stair cupboard with shelving. Tastefully decorated with statement wallpaper and fresh white walls, it's a great third bedroom.

Bedroom 4

8'10" x 6'9" (2.70 x 2.06)

Currently utilised as a dressing room and home office, the fourth

single bedroom features grey wood laminate flooring and neutral grey painted walls, in keeping with the modern feel of the home. A double glazed window on the front aspect provides daylight, with a single panel radiator below and a central pendant light, making it a warm useable space throughout the day. Whether kept as a dressing room, home office or a child's bedroom, it's a versatile room you can tailor to your needs.

Attic Space

Two attic spaces offer plenty of space for long term storage and bulkier items, keeping the clean, modern feel of the home. A pull down ladder from the ceiling hatch offers easy access to each, with one boasting a window.

Garage

19'1" x 8'5" (5.84 x 2.58)

An integrated garage sits off the block paved driveway at the side of the house, with an electric roller door allowing you to store vehicles and outdoor equipment. A rear access door leads out into the garden, making it a useful space for garden machinery. With power and lighting, plus a fitted work surface and sink, it gives the flexibility to create a home workshop or external utility space depending on your needs.

Rear Garden

A good sized rear garden is accessed from French doors from the kitchen allowing the space to be opened up to the house in the summer. Beautifully presented, with an Indian stone patio seating area, raised beds and lawn, it's the perfect space to soak up the sun and enjoy the warmer weather. With fencing in all sides and a lockable side gate it's a safe secure space for children and pets to play. A recently installed shed offers outside storage space and is up for negotiation.

Exterior

The property boasts excellent kerb appeal, with newly installed windows and door giving it a fresh modern look. A block paved driveway leads up to the integrated single garage, with a well-maintained lawn and flagged pathway leading to the front door. A low stone wall separates the front from the street

Additional Information

Freehold. Council Tax Band C.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

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