



Longthorpe Lane | Lofthouse | WF3 3PT

£330,000

Unique detached home | Council Tax Band E | EPC rating D

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*****UNIQUE DETACHED FAMILY HOME. SPACIOUS PROPERTY WITH AMPLE OFF-STREET PARKING & GARAGE. MODERN & UPDATED THROUGHOUT*****

This beautifully presented unique detached family home is situated within the village location of Lofthouse which is an ideal location when commuting to Wakefield and Leeds and has a regular bus route.

The property very briefly comprises; entrance hallway, ground floor cloakroom, lounge/dining room, inner hallway, kitchen with a separate utility room and a second reception room. The first floor offers; the master bedroom with a Juliette balcony and an en-suite, two further double bedrooms and modern family bathroom.

The property also features, PVCu double-glazing throughout, gas central heating, ample off-street parking, a garage and a private rear garden.

We highly recommend an early internal inspection to appreciate what this property's accommodation and location have to offer.

Ground Floor

Entrance Vestibule

PVCu double-glazed window to the front, laminate floor, door to a storage cupboard and a door to:

Cloakroom

Comprising; low flush W.C and built-in sink unit, half tiled walls in a brick design, ladder towel rail, laminate floor and a PVCu double-glazed window.

Lounge/Dining Room 3.71m x 7.33m (12'2" x 24'1")

Feature fire and surround, T.V point, two PVCu double-glazed windows to the front and one to the side, central heating radiator, laminate floor and glazed internal doors to;

Inner Hallway 1.88m x 5.09m (6'2" x 16'8")

Laminate floor, stairs to the first floor and a door to:

Kitchen 3.47m x 4.06m (11'5" x 13'4")

Fitted with ample cupboard space with roll edge worktops,

kick board lighting and under cabinet lighting. Space for a range cooker with an extractor over, breakfast bar area, sink and drainer unit, integrated fridge/freezer and an integrated dishwasher. Laminate floor, PVCu double-glazed window to the rear, a side entry door and a door to;

Utility Room 1.88m x 2.14m (6'2" x 7'0")

PVCu double-glazed window to the side, base units and worktops, sink and mixer taps, wall mounted central heating boiler, space for a fridge/freezer, plumbed for a washing machine and having a laminate floor.

Second reception room 3.47m x 3.17m (11'5" x 10'5")

Laminate floor, central heating radiator and PVCu double-glazed French doors.

First Floor

Landing 1.97m x 4.39m (6'6" x 14'5")

Light and airy, PVCu double-glazed window to the side and a 'Velux' window. Doors to:

Master Bedroom 3.47m x 5.95m (11'5" x 19'6")

Laminate floor, built-in wardrobes, T.V point, central heating radiator, PVCu double glazed window to the rear and PVCu French doors with a Juliette balcony over looking the rear garden. Door to;

En-suite Shower Room

Fitted with a walk-in shower unit and glass screen, vanity wash hand basin and a low flush W.C. Tiled to the shower area and having a 'Velux' window.

Bedroom 2.87m x 2.98m (9'5" x 9'9")

A good sized double bedroom with built-in wardrobe space, central heating radiator and a PVCu double-glazed window to the front.

Bedroom 2.87m x 3.68m (9'5" x 12'1")

A good sized double bedroom with built-in wardrobe space, central heating radiator and a PVCu double-glazed window to the front.

Bathroom 1.97m x 2.50m (6'6" x 8'2")

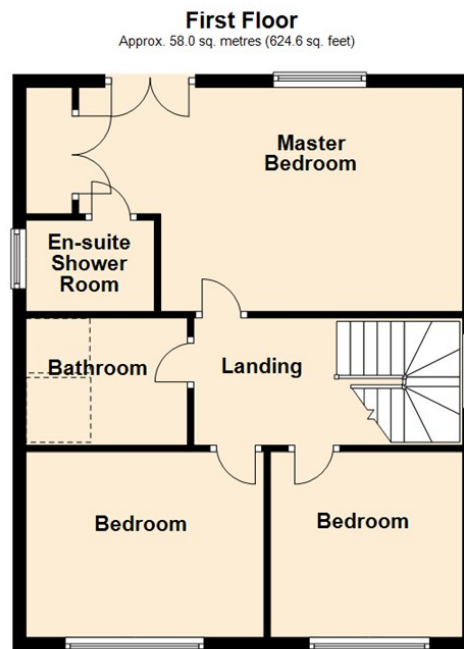
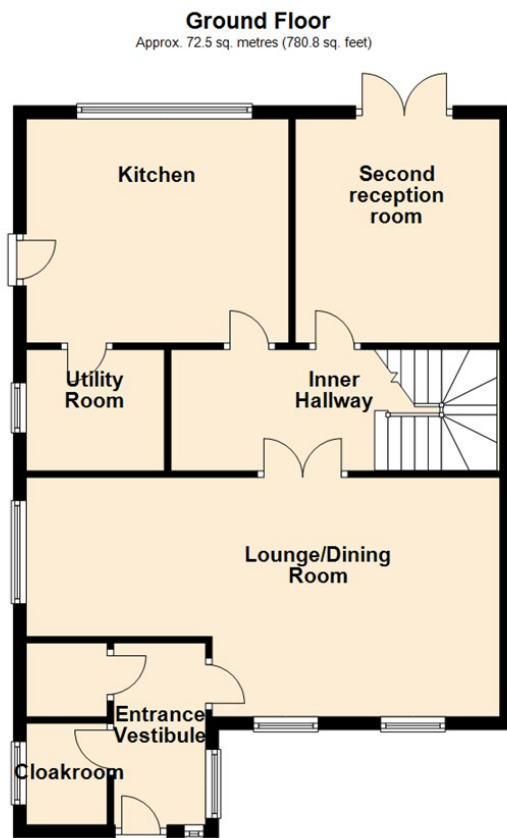
Comprising; a three piece suite with bath and shower over with a glass screen, built-in vanity wash hand basin with

storage below and a built-in low flush W.C. Fully tiled walls, ladder towel rail and two 'Velux' skylights.

External

To the front there is a neat lawn garden and planted borders, a driveway leads to the single garage which has an up-and-over door. The rear garden is private and enclosed with a raised lawn area and established borders with flowers and plants. There is a decked area which is positioned where the sun can fall for those late summer nights.





Total area: approx. 130.6 sq. metres (1405.4 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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