



Springfield Crescent | Lofthouse | WF3 3FQ

£429,995

Four bedroom detached family home | Council Tax Band E | EPC rating C

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FOUR BEDROOM DETACHED HOME. PRESENTED TO A HIGH STANDARD THROUGHOUT. OPEN-PLAN LIVING TO THE REAR

Located in the popular Lofthouse village this property has very good motorway links as well as routes into Leeds and Wakefield.

This stunning four bedroom family home with a lovely layout, beautiful landscaped gardens, off-street parking and an integral garage will not be on the market long. Having been upgraded throughout and the added bonus of a 'Nest' central heating system, which is controlled via an app.

Internally this home briefly comprises; a good size entrance hall, downstairs WC, open-plan kitchen, lounge, and conservatory to the rear of the property and a separate dining room and utility room.

To the first floor there are four bedrooms with an en-suite to the master and a family bathroom.

Outside there is off-street parking with access to the integral garage and beautiful landscaped gardens to the front and rear.

This property is not to be missed and a viewing is highly recommended to fully appreciate what is on offer.

Ground Floor

Entrance Hall

Laminate floor, central heating radiator, stairs to the first floor and a door to:

Kitchen/Breakfast Room 3.57m x 3.73m (11'9" x 12'3")

Fitted with ample wall and base units with contrasting counter tops and a sink with 'swan neck' taps and drainer. Single built-in oven and microwave, gas hob and extractor, integrated fridge/freezer and dishwasher. Ceiling spotlights, tiled floor with under floor heating, double-glazed window and a breakfast bar area.

Living Room 4.34m x 3.45m (14'3" x 11'4")

Being open-plan with the kitchen and conservatory area, tiled floor and a T.V point, Open-plan to:

Conservatory 2.82m x 2.46m (9'3" x 8'1")

Double-glazed windows and French doors leading out to the rear garden, pitched roof and tiled floor with under floor heating.

Utility Room 1.65m x 1.88m (5'5" x 6'2")

With base cupboards, sink unit, plumbed for a washing machine, tiled floor and a side entry door.

WC 1.65m x 0.79m (5'5" x 2'7")

Comprising; a low flush W.C, vanity wash hand basin, a tiled feature wall and a central heating radiator.

Dining Room 4.01m x 2.59m (13'2" x 8'6")

Positioned to the front, this room is light and airy, with a double-glazed bay window and a central heating radiator.

Garage

Internal door from the hallway gives access into the garage, which has power and light.

First Floor

Landing

Master Bedroom 3.76m x 3.43m (12'4" x 11'3")

This is a light and airy room which is positioned to the front and has fitted wardrobes, a T.V point, central heating radiator and a double-glazed window. Door to:

En-suite Shower Room 1.73m x 2.36m (5'8" x 7'9")

A beautifully presented en-suite shower room with a large walk-in shower unit with glass screen, free standing W.C and a vanity wash hand basin. Fully tiled walls to complement the suite, ladder towel rail radiator and a double-glazed window to the side elevation.

Bedroom 2 2.87m x 3.53m (9'5" x 11'7")

Positioned to the rear, this good size double bedroom has a double-glazed window and a central heating radiator.

Bedroom 3 2.95m x 3.65m (9'8" x 12'0")

A good size double bedroom with double-glazed window to the rear and a central heating radiator.

Bedroom 4 2.64m x 2.82m (8'8" x 9'3")

A good size double bedroom with fitted wardrobes, double-glazed window to the front and a central heating radiator.

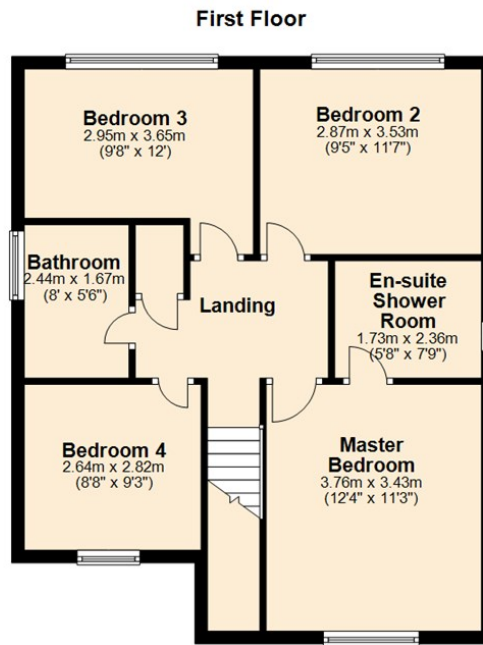
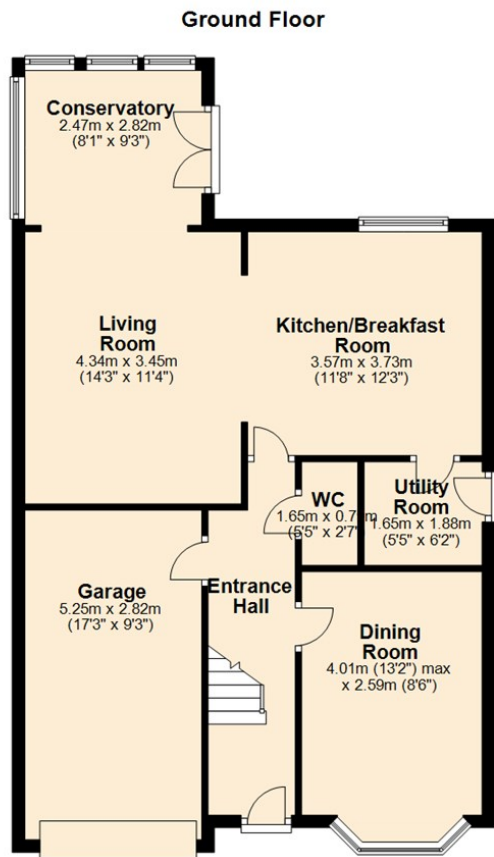
Bathroom 2.44mx 1.68m (8'0"x 5'6")

Another impressive suite with bath and overhead shower with glass screen, vanity wash hand basin with a built-in storage drawer unit below and a low flush W.C. Tiled walls to complement the suite, double-glazed window and ladder towel rail radiator.

External

To the front is the double driveway leading to the integral garage. There is a lovely landscaped garden to the front with a circular grass area, pebble border and established planting. A pathway leads down the side of the property to the rear garden, which has a manicured lawn with established shrubs and trees. There is a paved patio ideal for long summer days enjoying the late sun. There is a shed to the side of the property ideal for garden tools and an outside tap.





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.

65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

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