



Longthorpe Lane | Lofthouse | WF3 3PT

£300,000

Four bedroom extended semi-detached house | Council Tax Band C | EPC rating D

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FOUR BEDROOM EXTENDED SEMI. LARGE GARDENS. SPACIOUS

Presenting a delightful four bedroom semi-detached property in good condition, now available for sale. This refined residence stands out for its high ceilings and charming fireplace. Its outdoor appeal is further enhanced by the accompanying garden, providing a serene space for relaxation.

The property is ideally suited for families, with its structure comprising; two distinct reception rooms, a single kitchen, four bedrooms and a bathroom. The two reception rooms are designed to create an inviting atmosphere. The first is an open-plan space, separate from the other rooms, featuring a fireplace and high ceilings, complemented by a view of the garden. The second reception room, while separate, maintains the same high ceilings and garden view and includes French doors giving direct access to the garden, perfect for indoor/outdoor living.

The kitchen is an open-plan space with a built-in pantry and a utility room. It offers plenty of natural light and features a dining space, perfect for family meals. The property boasts four bedrooms, three of which are double rooms. The fourth bedroom is a single room, ideal for a home office or child's bedroom. The property's bathroom has been refurbished, adding to its appeal.

Located in a neighborhood with strong community bonds, the property benefits from excellent public transport links and proximity to local schools. Experience the perfect blend of comfort, convenience and sophistication with this charming semi-detached home.

Ground Floor

Porch 4.53m x 3.62m (14'10" x 11'11")

Entrance door in to the porch area, ideal for hanging coats and storing shoes, door to:

Kitchen/Dining Room 3.84m x 3.68m (12'7" x 12'1")

Fitted with wall and base units, sink unit, built-in oven, hob with an extractor over, tiled splashbacks, space for a fridge/freezer, double-glazed window and an archway to:

Utility Area 1.02m x 2.12m (3'4" x 6'11")

Plumbed for a washing machine and a dishwasher. Door to:

WC

Built in w.c and sink unit, tiled splashback and a double-glazed window.

Pantry 2.20m x 1.24m (7'3" x 4'1")

Ideal storage area under the stairs, currently being used as a pantry.

Hallway 5.16m x 1.90m (16'11" x 6'3")

With stairs to the first floor.

Lounge 4.80m x 3.25m (15'9" x 10'8")

A good size lounge with high ceilings, two double-glazed windows, central heating radiator. T.V point and a feature fire and surround,

Reception Room 4.62m x 4.59m (15'2" x 15'1")

Having ample natural light with a double-glazed window, central heating radiator and French doors leading out to the garden area.

First Floor

Landing

A really good sized landing with doors to all bedrooms and the bathroom.

Bedroom 1 4.26m x 3.71m (14'0" x 12'2")

A really good sized double bedroom with large mirror fronted wardrobes, central heating radiator and a double-glazed window.

Bedroom 2 3.25m x 3.25m (10'8" x 10'8")

A really good sized double bedroom with a central heating radiator and a double-glazed window.

Bedroom 3 3.17m x 2.96m (10'5" x 9'9")

A really good sized double bedroom with a built-in storage cupboard housing the recently re-fitted central heating boiler, a central heating radiator and a double-glazed window.

Bedroom 4 1.88m x 3.38m (6'2" x 11'1")

A single bedroom with a double-glazed window and a central heating radiator.

Bathroom

Re-fitted bathroom suite with a good size bath, built-in vanity wash hand basin, a low flush W.C, fully tiled walls, ladder towel rail and a double-glazed window.

External

The property sits in well established grounds and offers a large and well planted garden, with a patio and seating area, summer house, shed and green house. There is ample off-street parking which is accessed from the timber gates, the driveway leads to a detached garage and there is an additional out house building.





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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