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2 Bingham Place, Lofthouse, WF3 3GZ

For Sale Freehold £585,000

Individually designed and built to exacting standards and positioned within a select and private gated community is this substantial five bedroom executive detached home enjoying spacious and versatile accommodation throughout.

With UPVC double glazing and gas central heating, the property is approach via the entrance hall with hand crafted bespoke solid oak staircase. The accommodation fully comprises of living room, solid oak kitchen/diner, utility room, office, family room, downstairs w.c. and integral triple garage. Stairs lead to a galleried landing which in turn leads to five bedrooms [with bedrooms one and two boasting en suite facilities] and bathroom/w.c. In addition there is an access door from the family room with staircase leading to the principal bedroom. Outside to the front is a block paved driveway providing off street parking for several vehicles and further block paved area to the side. A good sized enclosed lawned garden to the side and rear incorporating block paved patio and further Indian stone flagged terrace patio/open orangey.

Situated in a popular of Lofthouse, the property is well placed to local amenities including shops and good schools with local bus routes nearby, as well as Outwood Train Station. There is easy access to the motorway network, perfect for those looking to travel further afield.

A substantial family home, ideal for the growing family and is offered for sale with no chain and vacant possession. A viewing comes highly recommended.

IMPORTANT NOTE TO PURCHASERS

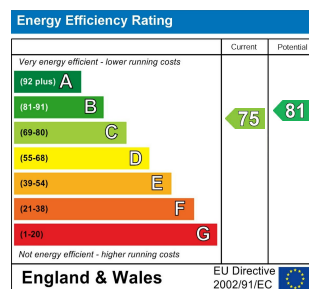
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
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Please ring us to arrange a mortgage advice appointment.

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



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PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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ACCOMMODATION

ENTRANCE HALL

Composite entrance door, feature hand-crafted solid oak staircase to the first floor landing, exposed wooden beams to the ceiling, karndeian flooring, radiator, understairs storage and stable doors to the living room, office, kitchen/diner and family room.

OFFICE

8'2" x 9'8" [2.49m x 2.95m]
Quality fitted office furniture, karndeian flooring, UPVC double glazed window to the front, radiator and coving to the ceiling.

KITCHEN/DINER

23'5" x 10'7" [7.15m x 3.23m]
Bespoke range of solid oak wall and base units with granite work surface over incorporating 1 1/2 sink and drainer with mixer tap and instant hot tap, space for a feature Range cooker with cooker hood above, space for an American style fridge/freezer and integrated dishwasher. Exposed wooden beams to the ceiling, karndeian flooring, radiator, UPVC double glazed window and French doors to the rear. Archway into the living room and door to the utility.



UTILITY

6'8" x 6'9" [2.05m x 2.08m]
Solid oak wall and base units with work surface over incorporating sink and drainer with mixer tap, plumbing for washing machine and condensing dryer. Karndeian flooring, coving to the ceiling, UPVC double glazed window and stable door to the rear.

LIVING ROOM

12'9" x 18'9" [3.91m x 5.72m]
UPVC double glazed window to the front, radiator, coving to the ceiling and feature multi fuel burner with exposed brick back, slate tiled hearth and beamed lintel.



W.C.

Low flush w.c., pedestal wash basin, radiator and karndeian flooring.

FAMILY ROOM

16'4" [max] x 8'6" [max] [4.98m [max] x 2.61m [max]]
Work surface over base units incorporating sink. UPVC double glazed window to the front and French doors to the rear with side window panels, three feature cast iron radiators, UPVC double glazed bi-folding doors onto an outside orangery with enclosed Indian stone terrace patio area, karndeian flooring and staircase leading to the principal bedroom. Door to triple integral garage.

INTEGRAL GARAGE

34'0" x 16'6" [min] x 19'0" [max] [10.38m x 5.03m [min] x 5.80m [max]]
One double electric door and one single electric door. Light and power, work bench.

FIRST FLOOR LANDING

Radiator, karndeian flooring, exposed beams to the ceiling, recess spotlights, coving to the ceiling, loft access and doors to four bedrooms and the bathroom.

BEDROOM ONE

15'7" x 12'7" [4.76m x 3.85m]
Karndeian flooring, UPVC door to the side, recess ceiling spotlights, coving to the ceiling, contemporary portrait radiator, two squared archways into walk in wardrobe. Door to bedroom four and door with stairs down to the family room. Archway into en suite shower room.



WALK IN WARDROBE

15'7" x 5'6" [4.76m x 1.70m]
Sensor lighting, karndeian flooring and recess ceiling spotlights.

EN SUITE SHOWER ROOM/W.C.

5'4" x 10'6" [1.65m x 3.21m]
Shower cubicle with mixer shower, fully tiled walls, karndeian flooring, heated chrome towel radiator, recess ceiling spotlights, pedestal wash basin and low flush w.c.



BEDROOM TWO

4'10" [min] x 12'10" [max] x 15'9" [1.48m [min] x 3.92m [max] x 4.82m]
UPVC double glazed window to the front, radiator, coving to the ceiling and frosted glass door into en suite shower room.

EN SUITE SHOWER ROOM/W.C.

8'5" x 8'0" [2.59m x 2.45m]
Low flush w.c., glass wash basin, walk in shower with hot/cold body jets, travertine tiled sunken jacuzzi bath with waterfall tap, travertine tiled walls and floor. UPVC double glazed frosted window to the side, recess ceiling spotlights, heated chrome towel radiator and stable door into the bedroom.

BEDROOM THREE

8'4" [min] x 11'3" [max] x 12'9" [2.54m [min] x 3.43m [max] x 3.89m]
UPVC double glazed window to the rear, radiator and coving to the ceiling.

BEDROOM FOUR

13'1" x 8'2" [4.00m x 2.49m]
UPVC double glazed window to the front, radiator and door to bedroom one.

BEDROOM FIVE

10'11" [max] x 7'4" [3.34m [max] x 2.24m]
UPVC double glazed velux window to the rear and radiator.

BATHROOM/W.C.

8'2" x 9'7" [2.51m x 2.94m]
Part tiled walls, low flush w.c., shower cubicle, bath, pedestal wash basin, UPVC double glazed velux window to rear and radiator.



OUTSIDE

To the immediate front the property enjoys a courtyard setting and block paved driveway providing off street parking for several vehicles leading to the integral triple garage. There is a further block paved area to one side. To the rear the garden enjoys a good degree of privacy with lawned gardens to the rear and side incorporating outside orangery and timber framed seating area.



PLEASE NOTE

- Please not there is a small strip to the front of the property in between the garage and the garage belonging to the adjacent house which is currently undergoing transfer of ownership.
- Please be advised that the electricity usage for the development's electric gates is chargeable to this property.

COUNCIL TAX BAND

The council tax band for this property is F.

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.

EPC RATING

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