



3 Bed  
House - Semi-Detached  
located in

# 22 Lindale Mount Wakefield WF2 0BH



Asking price £320,000

Nestled in the charming cul-de-sac of Lindale Mount, Wakefield, this delightful semi-detached family home offers a perfect blend of comfort and versatility. With three spacious reception rooms, this property is ideal for both entertaining guests and enjoying quiet family time. The well-appointed kitchen flows seamlessly into the dining area, creating a warm and inviting atmosphere for shared meals and gatherings.

The home boasts three generously sized bedrooms, each with fitted wardrobes, providing ample space for relaxation and privacy. The two modern bathroom and shower rooms ensure convenience for the whole family, making morning routines a breeze.

One of the standout features of this property is the extended multi-use garden room. This versatile space can serve as a home office, playroom, gym, or a tranquil retreat to enjoy the beauty of the garden. The outdoor area is perfect for al fresco dining or simply unwinding in the fresh air, making it a wonderful extension of the living space.

To the front there is ample parking with an EV charger and access to larger than average garage.

This residence is not just a house; it is a home that offers a welcoming environment in a peaceful neighbourhood. With its thoughtful layout and desirable location, this property is an excellent opportunity for families or anyone seeking a comfortable living space in Wakefield. Do not miss the chance to make this lovely house your new home.

## Entrance Hall

A welcoming hallway with a light wooden floor and neutral walls, leading straight to a modern shower room at the rear. There is an understairs storage cupboard and the staircase is carpeted in red, illuminated by a window on the landing, creating a bright and airy feel as you enter the home.

## Living Room

13'10" plus bay x 12'3"

A cosy living room with a walk in bay window that fills the space with natural light and offers views to the front. The room features a soft carpet underfoot, a central fireplace framed by built-in shelving, and a neutral palette that enhances the relaxed atmosphere. The living room opens into the dining area, creating a natural flow through the ground floor.

## Dining Room

12'0" x 10'5"

The dining room is situated adjacent to the kitchen, with ample space for a large dining table and chairs. A carpeted floor continues the comfort from the living room, and built-in shelving provides practical storage and display space. This room benefits from views over the garden through a window to the rear.

## Kitchen/Breakfast Room

17'5" x 8'5" plus recess

A bright and spacious kitchen/breakfast room featuring light wooden flooring and white cabinetry. Skylights above flood the room with natural light, complemented by a large window and door leading directly to the garden. The kitchen is fitted with a range of integrated appliances, including an oven, dishwasher and fridge-freezer, while a central island offers additional workspace and seating. The overall feel is fresh and contemporary, with a practical layout for family living and entertaining.

## Shower Room

7'3" x 6'7"

The shower room on the ground floor is well-appointed with large neutral tiles covering the walls and floor, giving a clean and modern look. It includes a walk-in shower with a glass screen, a white toilet, and a vanity unit with integrated basin topped with a dark countertop. A large mirror above the sink and a heated towel rail add to the practical and contemporary feel of the space.

## Landing

Internal doors to all first floor bedrooms and loft access hatch.

## Bedroom 1

13'10" plus bay x 10'8"

A spacious bedroom featuring a large bay window that fills the room with natural light and offers lovely views. The room is carpeted in a light shade and has a feature red accent wall behind the fitted wardrobes, which offer plenty of storage. The space feels warm and inviting with ample room for additional furniture.

## Bedroom 2

12'2" x 10'6"

A well-proportioned bedroom with a neutral palette, carpeted floor, and a large window overlooking the garden. The room has built-in wardrobes and a desk area, making it a versatile space suitable for a guest room or home office.

## Bedroom 3

9'11" x 7'10"

A smaller bedroom currently set up as a child's room, with fitted storage and a desk area beneath a large window. The carpeted floor and built-in cupboards make this a practical and cosy space.



### Bathroom

8'6" x 7'8"

The main bathroom on the first floor is bright and spacious, featuring white wall tiles with a decorative border and wood-effect flooring. It includes a white suite with a bathtub, basin, and toilet, all set beneath a frosted window that ensures privacy while allowing natural light to filter in. The room has recessed ceiling lights, creating a crisp and clean atmosphere.

### Garden Room / Gym / Office

11'4" x 8'2"

A bright and practical garden room currently used as a gym and playroom. It features light wooden flooring and neutral walls, with a large sliding patio door opening onto the garden, that brings in natural light. The room can also be accessed via the garage and offers a flexible space for a variety of uses.



### Garage

20'7" x 10'11"

The garage offers a generous length and width, suitable for parking or additional storage. It connects internally to the kitchen, garden room, and externally to both the driveway and rear garden, providing flexible access.



### Rear Garden

A generous rear garden with a level lawn enclosed by wooden fencing and hedges. The garden includes a paved patio area perfect for outdoor dining and entertaining, as well as raised flower beds and mature shrubs that add interest and privacy. The garden is well-maintained and enjoys plenty of sunlight throughout the day, accessible directly from the kitchen and garage.

### Front Garden

Block paved driveway with parking to both the front and side with an EV charger and a low level brick boundary wall. Raised decorative planted area and steps with wrought iron railings leading up to the storm porch.



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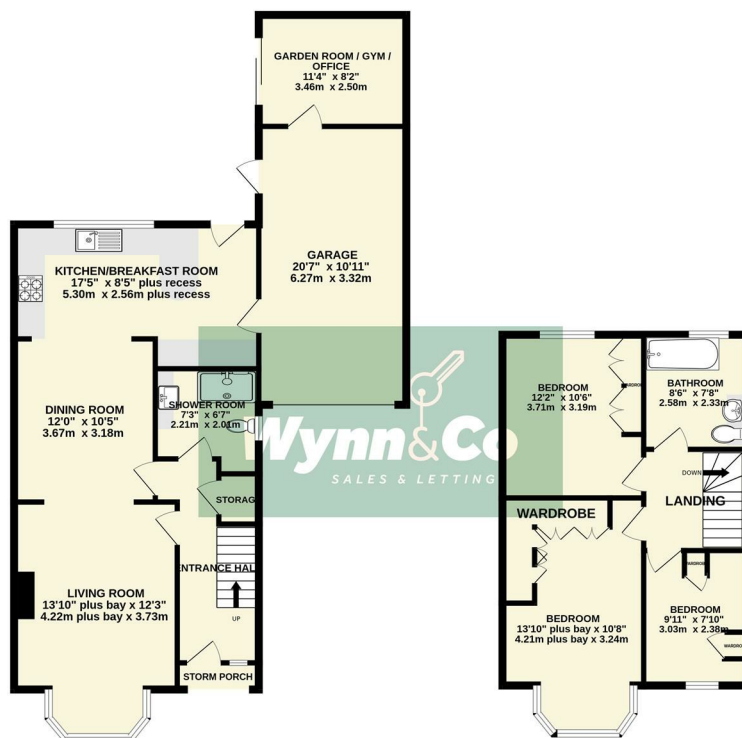


22 Lindale Mount, Wakefield, WF2 0BH



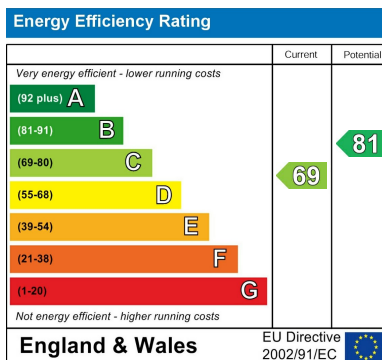
GROUND FLOOR  
955 sq.ft. (88.7 sq.m.) approx.

1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME

TOTAL FLOOR AREA: 1,447 sq.ft. (134.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DIRECTIONS

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