



 **2**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



TUDOR SALES AND LETTINGS are pleased to present for sale this three bedroom semi detached home with NO ONWARD CHAIN.

Situated in the popular village of Lofthouse, conveniently located between Leeds and Wakefield it boasts excellent transport links and access to local amenities.

The property comprises of in brief: Entrance Porch, Living room, kitchen/diner. To the first floor, two double bedrooms and bathroom. Externally block paved drive to the front with ample off street parking and lawned area.

Kitchen/ Diner 17' 3" x 7' 8" (5.26m x 2.34m)

Modern fitted kitchen with a range of wall and base units and integrated appliances including oven with hob and extractor fan over, fridge freezer and sink with mixer tap. Tiled splashback to worksurface area, double glazed window and door. Seperate double glazed window to dining area

Living Room 12' 9" x 10' 7" (3.89m x 3.23m)

Good sized living room with feature fireplace and mantelpiece surround. Double glazed window and centrally heated radiator

Bedroom 1 15' 3" x 9' 6" (4.65m x 2.90m)

Generously proportioned double bedroom with double glazed window and centrally heated radiator

Bedroom 2 11' 2" x 8' 0" (3.40m x 2.44m)

Double bedroom with double glazed window and centrally heated radiator

Bathroom 9' 0" x 7' 8" (2.74m x 2.34m)

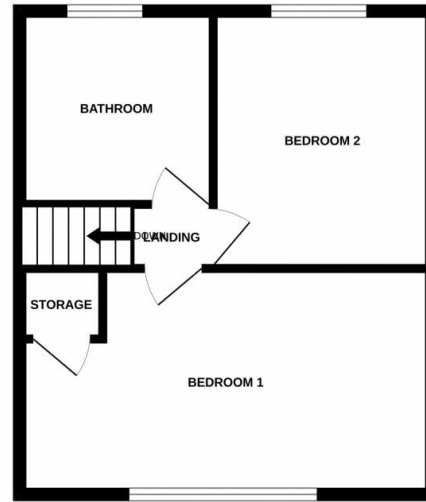
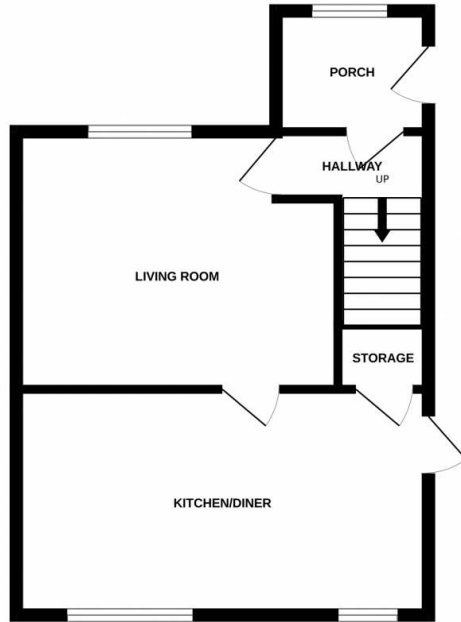
Large bathroom with white four piece bathroom suite comprising of Bath with shower head attachment, sink with tiled splashback, low flush WC and seperate shower cubicle. Double glazed window with privacy glass and extractor fan.

External


Lawned garden to rear with patioed seating area. To the front there is a block paved driveway for ample off street parking and lawned area leading to entrance porch.

GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

Address: Leeds Road, Lofthouse

