



37 Meadowgate Drive
Lofthouse, Wakefield



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Lofthouse, Wakefield, WF3 3SR



This impressive detached family home occupies a substantial plot in a sought after cul-de-sac location offered for sale with no chain, featuring four double bedrooms, including a principal bedroom with fitted wardrobes and an en suite shower room, as well as spacious living areas ideal for modern family living.

Due to a change in the owner's circumstances and relocation, this beautiful stone-built detached home is now available at an unmissable price. A rare find, set on a generous double plot in the sought after area of Lofthouse, Wakefield .

A generous four double bedroom home featuring a spacious interior, a bright conservatory, a large enclosed rear garden, and ample off road parking, making it an ideal choice for comfortable family living. The thoughtfully designed layout comprises a welcoming entrance hall, a convenient downstairs w.c., a generously proportioned living room with direct access to the conservatory, a formal dining room, and a spacious kitchen. To the first floor the principal bedroom is complemented by an en suite, while the three additional double bedrooms share a modern house bathroom. Outside, the property boasts a broad block paved driveway providing ample off road parking and a detached garage. The front garden features an attractive rockery, while the larger than average rear garden includes a patio area and lawn, perfect for outdoor dining and entertaining.

Ideally situated close to local amenities and well regarded schools such as within walking distance to Rodillian Academy, Lofthouse Gate Primary and Outwood Primary Academy. Nearby doctors surgery and the property also benefits from excellent transport links, with regular bus services to Wakefield and Leeds, and easy access to the M1 and M62 motorways for commuters.

This exceptional home offers space, comfort, and convenience, making it a ideal for families. An early viewing is highly recommended to appreciate all that is on offer.





ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door with UPVC double glazed frosted panels to either side, laminate flooring, central heating radiator, coving to the ceiling, staircase with hand rail to the first floor landing, timber double doors into the living room, doors into the kitchen and downstairs w.c.

W.C.

Low flush w.c., wall hung wash basin with two taps and tiled splashback, UPVC double glazed frosted window to the side, central heating radiator and tiled floor.

LIVING ROOM

UPVC double glazed window to the rear, laminate flooring, central heating radiator, living flame effect gas fire on a marble hearth with marble matching interior and wooden decorative surround, set of UPVC double glazed French doors leading into the conservatory, coving to the ceiling, three wall lights, double timber doors into the dining room.

CONSERVATORY

UPVC double glazed windows, power, UPVC double glazed French doors to the manicured rear garden, built in air condition unit, which also provides heat.

DINING ROOM

Two wall light points, sliding UPVC double glazed patio doors leading to the rear, coving to the ceiling, laminate flooring, central heating radiator and door into the kitchen.

KITCHEN

A range of wall and base units with laminate work surface over and tiled splashback, 1 1/2 stainless steel sink and drainer with chrome mixer tap, plumbing and drainage for a washing machine, plumbing for a dishwasher, two UPVC double glazed windows, inset spotlights to the ceiling, UPVC double glazed side entrance door, space for fridge freezer, space for cooker with cooker hood over, central heating radiator. The vendors are including the washing machine, dishwasher, cooker with four hobs and a fridge freezer within the sale.

FIRST FLOOR LANDING

UPVC double glazed window to the front, access to partially boarded loft with power, doors to the bedrooms and the house bathroom/w.c. Airing cupboard with shelving.





BEDROOM ONE

A range of fitted wardrobes with mirrored doors and storage cupboard over bed recess, fitted bedside drawer and further wardrobes with cupboards. UPVC double glazed window to the rear, central heating radiator and door to the en suite shower.

EN SUITE SHOWER ROOM/W.C.

Pedestal wash basin with two taps, low flush w.c., corner shower cubicle with double doors having chrome handles and mixer shower. Part tiled walls, tiled floor, central heating radiator and UPVC double glazed frosted window to the rear elevation, shaver socket point, extractor fan and inset spotlights to the ceiling.

BEDROOM TWO

UPVC double glazed window to the rear elevation, central heating radiator. The vendor is leaving the freestanding wardrobes.

BEDROOM THREE

UPVC double glazed window to the front, central heating radiator, storage with fixed shelving.

BEDROOM FOUR

UPVC double glazed window to the front, central heating radiator. The vendor is leaving the freestanding wardrobes.

HOUSE BATHROOM/W.C.

Pedestal wash basin with mixer tap, low flush w.c., panelled bath with mixer tap, tiled walls, laminate flooring, central heating radiator, inset spotlights to the ceiling, extractor fan, shaver socket point, central heating radiator.

OUTSIDE

To the front there is an L-shaped block paved driveway proving ample off road parking. A low maintenance rockery garden area with mature bushes and plants. Paved pathway and outside lighting. The side of the property has the continuation of the block paved driveway leading to the single detached garage with manual up and over door, UPVC side entrance door, power and light and measures 5.05m x 2.57m. Up and down chrome lights. Gate into the enclosed larger than average rear garden and stone walling. There is a large patio area ideal for entertaining purposes, timber garden shed, up and down lights, attractive lawn with slate edges having plants and bushes within. Floodlights to the rear. The property has benefitted from recently updated facias and soffits as well as the garage including soil and drainage pipes.

COUNCIL TAX BAND

The council tax band for this property is E

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.

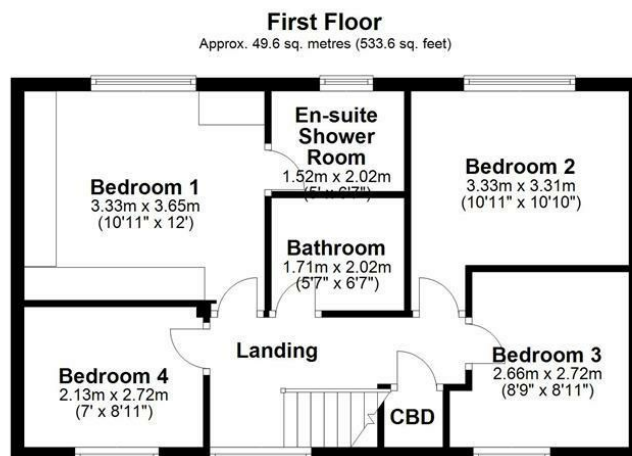
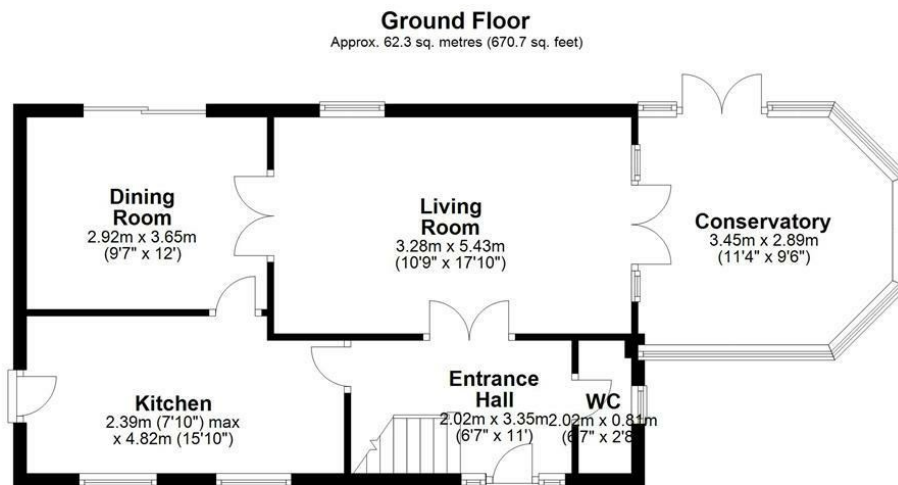
EPC RATING

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

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.





Total area: approx. 111.9 sq. metres (1204.3 sq. feet)

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

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OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

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Pontrftract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.

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

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