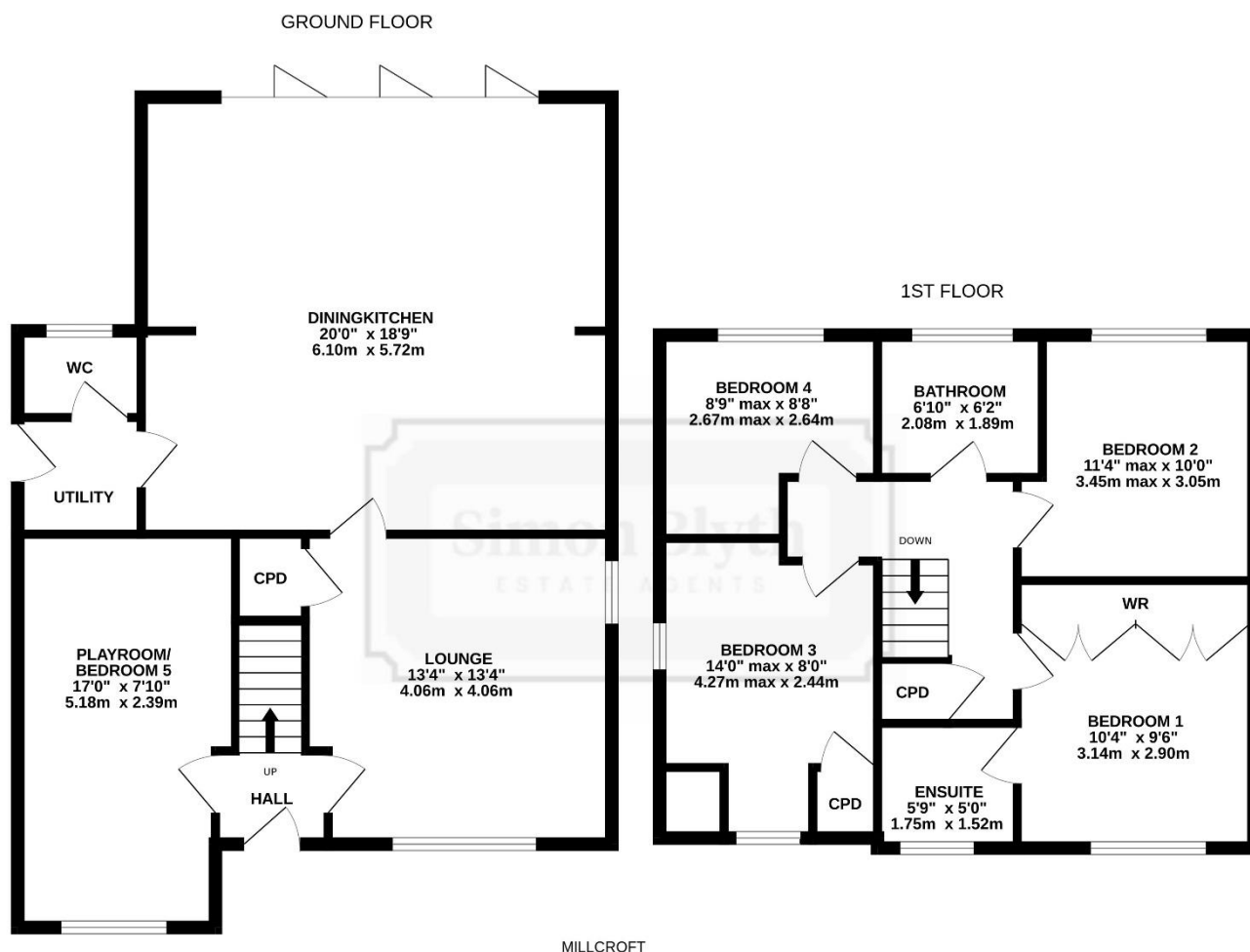




3, MILLCROFT, LOFTHOUSE, WAKEFIELD, WF3 3TH



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PROPERTY DESCRIPTION

A FOUR BEDROOM, DETACHED FAMILY HOME, OCCUPYING A PLEASANT CORNER PLOT, AND SITUATED IN THE POPULAR VILLAGE OF LOFTHOUSE. FINISHED TO A HIGH SPECIFICATION THROUGHOUT AND BENEFITING FROM OPEN-PLAN DINING-KITCHEN AND FAMILY ROOM WITH BI-FOLD DOORS LEADING TO LANDSCAPED GARDENS, TWO RECEPTION ROOMS AND PRINCIPAL BEDROOM HAVING ENSUITE SHOWER ROOM. IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall, lounge, sitting room/bedroom five, open-plan dining-kitchen and family room, utility room and downstairs WC to the ground floor. To the first floor there are four well-proportioned bedrooms and the house bathroom, bedroom one having fitted wardrobes and ensuite shower room. Externally there is a double driveway to the front and to the rear is an enclosed, low maintenance garden with Porcelain tiled patio and artificial lawn.

Offers Around £445,000

GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double glazed composite front door with obscure glazed inserts into the entrance. There is decorative coving to the ceiling, a central ceiling light point, attractive tiled flooring and oak doors provide access to the lounge and second reception room/ground floor bedroom.

SECOND RECEPTION ROOM/BEDROOM FIVE

This versatile space can be utilised for a variety of uses. It enjoys a great deal of natural light with a bank of double glazed windows to the front elevation with plantation shutters. There is high quality LVT flooring, decorative coving to the ceiling, inset spotlighting and a radiator. As the photography suggests, the room can accommodate a double bed with ample space for free standing furniture and there is decorative wall panelling with a dado rail.



LOUNGE

The lounge is a generously proportioned light and airy reception room which features dual aspect windows to both the front and side elevations with plantation shutters in situ. There is high quality LVT flooring, decorative coving to the ceiling, a radiator and a ceiling light point. Oak doors provide access to a useful under stairs cupboard and into the fabulous open plan dining kitchen and family room.



DINING KITCHEN AND FAMILY ROOM

The open plan dining kitchen and family room enjoys a great deal of natural light which cascades through the aluminium bi-folding doors to the rear elevation providing pleasant views onto the rear gardens and with open aspects views beyond. There is attractive herringbone style tiled flooring, decorative coving to the ceilings, inset spotlighting and various ceiling light points. Additionally, there are cast iron column radiators and an oak door proceeds to the utility and downstairs W.C. The kitchen features a wide range of in frame units to the high and low levels with contrasting shaker style cupboard fronts and with complimentary quartz work surfaces over which incorporate a twin ceramic Belfast sink unit with brushed chrome mixer tap. The kitchen is well equipped with space for a five ring range cooker which is inset into an alcove with high gloss brick effect tiled splashback and integrated cooker hood over. The kitchen benefits from a matching quartz upstand to the work surface, built in appliances including integrated fridge and freezer unit and a built in dishwasher. There are soft closing doors and drawers and the centre piece of the kitchen is the fabulous breakfast island, again, with quartz work surfaces over.







UTILITY ROOM

The utility features attractive tiled flooring, decorative coving to the ceiling and a ceiling light point. There is space and provisions for an automatic washing machine, a tumble dryer and a double glazed composite door with obscured glazed inserts to the side elevation. An oak door provides access to the downstairs W.C.

DOWNSTAIRS W.C.

The attractive tiled flooring continues through from the utility room into the downstairs W.C. which features a modern contemporary two piece suite comprising of a low level W.C. with push button flush and a broad wash hand basin with vanity cupboard beneath and chrome mixer tap. There is a cast iron column radiator with chrome towel rail, high gloss brick effect tiling to the splash areas, decorative coving to the ceiling, a ceiling light point and a double glazed window with obscured glass to the rear elevation.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing which features oak doors providing access to four well-proportioned bedrooms, the house bathroom and a useful storage cupboard over the bulk head for the stairs. There is decorative coving to the ceiling, a ceiling light point, wooden banister with spindle balustrade over the stairwell head and there is a loft hatch providing access to a useful attic space.



BEDROOM ONE

Bedroom one is a light and airy double bedroom which has ample space for free standing furniture. There is a bank of double glazed windows to the front elevation with plantation shutters, herringbone style oak flooring, decorative coving to the ceiling and a central ceiling light point. The principal bedroom features a bank of fitted wardrobes with sliding doors which have hanging rails and shelving in situ, a decorative picture rail with wall panelling, a radiator and an oak door providing access the en-suite shower room.



BEDROOM ONE EN-SUITE

The en-suite shower room features a modern contemporary three piece suite which comprises of a quadrant style shower cubicle with thermostatic rainfall shower, a low level W.C. with push button flush and a broad wall hung wash hand basin with monobloc mixer tap and vanity drawers beneath. There is attractive contrasting tiling to the walls and splash areas, inset spotlighting to the ceiling, a ladder style radiator and a double glazed window with obscure glass and plantation shutter to the front elevation. Additionally, there is inset spotlighting to the ceiling, an extractor fan and shaver point.



BEDROOM TWO

Bedroom two is a generously proportioned double bedroom which has ample space for free standing furniture. There is a double glazed window to the rear elevation with open aspect views, decorative coving to the ceiling, a central ceiling light point, a radiator and high quality laminate flooring.



BEDROOM THREE

Bedroom three is a light and airy double bedroom which benefits from dual aspect windows to both the front and side elevations with plantation shutters ins situ. There is decorative coving to the ceilings, high quality laminate flooring, a central ceiling light point and a radiator. This bedroom benefits from a useful storage area under the eaves.



BEDROOM FOUR

Bedroom four is situated at the rear of the property and can accommodate a single bed with ample space for free standing furniture. There is decorative coving to the ceiling, a central ceiling light point, a radiator and a double glazed window to the rear elevation with pleasant open aspect views.



HOUSE BATHROOM

The house bathroom features a modern contemporary three piece suite which comprises of an inset bath with tiled surround, a low level W.C. with push button flush and a broad wash hand basin with vanity cupboard beneath and chrome monobloc mixer tap. there is attractive tiled flooring, high gloss brick effect tiling to the splash areas, inset spotlighting to the ceiling, decorative coving, a cast iron anthracite column radiator and a double glazed window with obscure glass and tiled sill to the rear elevation.



GARDENS

Externally to the front, the property features a concrete pressed driveway providing off street parking for up to two vehicles. The front garden is low maintenance with raised sleeper beds, a gravelled frontage with external up and down lights and box hedging down the side of the property.

Externally to the rear the property benefits from a low maintenance and enclosed garden which features an attractive porcelain tiled patio, ideal for alfresco dining, barbequing and entertainment. There is an artificial lawn which is Easy Grass, fenced boundaries, external lighting and a hard standing for a garden shed.







ADDITIONAL INFORMATION

EPC rating -

Property tenure – Freehold

Local authority - Wakefield Metropolitan District Council

Council tax band – E

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Details printed 19/08/2025

PROPERTY VIEWING NOTES

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