



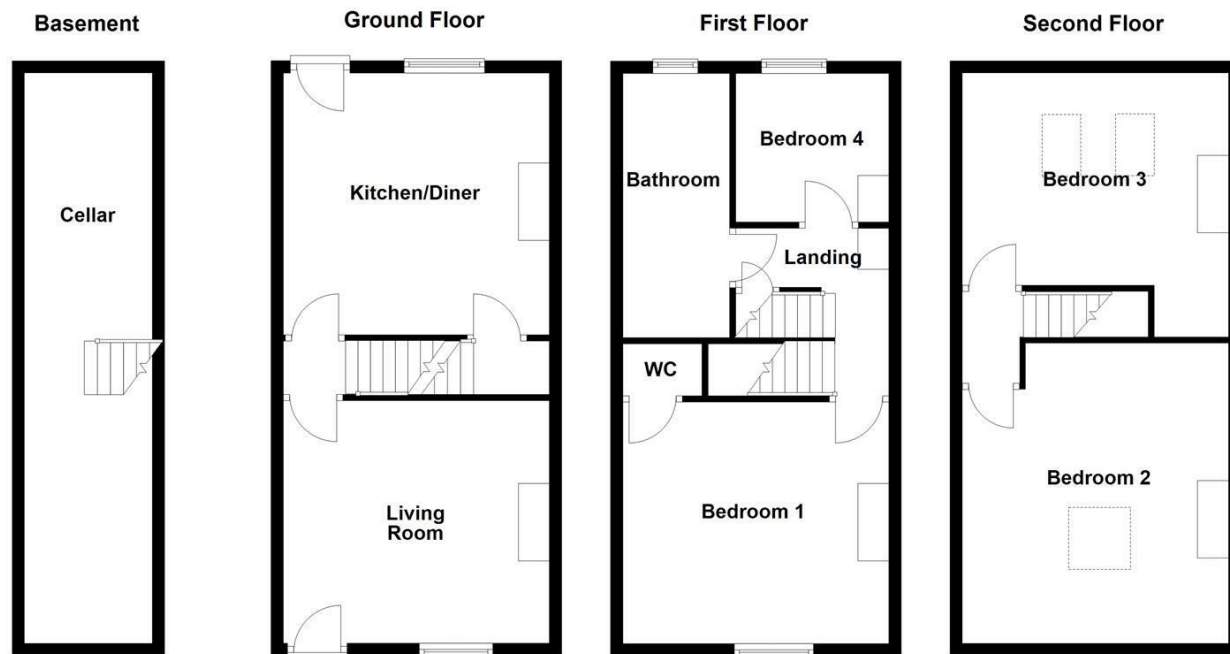
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4 Temple View, Lofthouse, Wakefield, WF3 3LN

For Sale Freehold £250,000

Settled within the sought after area of Lofthouse, Wakefield, is this deceptively spacious four bedroom mid terrace property. Offering accommodation across three floors, the home boasts generous reception space, off road parking, and a generously sized rear garden, making this a property not to be missed.

The accommodation briefly comprises a living room leading through to an inner hallway with access to the first floor staircase and the kitchen diner, with the kitchen also providing access to the rear garden and cellar. To the first floor, there is access to the second floor staircase, bedroom one with en suite WC, bedroom four, and the house bathroom fitted with a four piece suite. Occupying the second and final floor are bedrooms two and three. Externally, the front garden has been designed for low maintenance and is mainly paved, incorporating a timber built garden shed. The garden is fully enclosed by wall and timber fencing, with a timber gate providing access. To the rear, the generously sized garden incorporates lawned areas, pebbled and planted borders with a variety of mature shrubs, trees, and flowers, along with a paved patio seating area, ideal for outdoor dining and entertaining. The garden also benefits from a timber canopy, a summer house with power and lighting, and a private driveway providing off-road parking for two to three vehicles. Fully enclosed by timber fencing with gated access, the garden is ideal for both pets and children. Separate from the property is a former outdoor WC, currently utilised as storage, along with two additional storage facilities suitable for bins and general garden storage, shared amongst the terrace properties.

Lofthouse remains a highly popular location for a range of buyers, particularly growing families, thanks to its convenient access to local shops, schools, and everyday amenities, many of which are within walking distance. Further facilities can also be found in nearby Wakefield and Leeds. Excellent transport links are available via local bus routes, while Wakefield benefits from two train stations, with Outwood Station situated only a short distance away, offering connections to Leeds, Manchester, London, and beyond. The M1 and M62 motorway networks are also easily accessible, ideal for commuters travelling further afield.

Only a full internal inspection will truly appreciate the space, presentation, and versatility this superb home has to offer. Early viewing is highly recommended to avoid disappointment.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Vary 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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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.

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



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ACCOMMODATION

LIVING ROOM

12'10" x 14'1" (max) x 12'10" (min) [3.92m x 4.30m (max) x 3.92m (min)]

The living room features a frosted UPVC double glazed entrance door, a UPVC double glazed window to the front elevation, coving to the ceiling, a central heating radiator, and an electric fireplace with live flame effect set within a stone hearth, surround and mantle. A door leads through to the inner hallway.



INNER HALLWAY

The inner hallway has stairs leading to the first floor landing, spotlighting to the ceiling, and a door leading through to the kitchen diner.

KITCHEN DINER

13'10" x 14'1" (max) x 12'5" (min) [4.23m x 4.30m (max) x 3.80m (min)]

The kitchen diner benefits from a UPVC double glazed window to the rear elevation, a central heating radiator, frosted UPVC double glazed rear entrance door leading to the garden, access down to the cellar, and coving to the ceiling. Fitted with a range of wall and base units with laminate work surfaces over, the kitchen also incorporates a stainless steel 1 1/2 bowl sink

and drainer with mixer tap, space for a range style electric cooker with tiled splashback, plumbing for a washing machine, and space for a fridge freezer.

FIRST FLOOR LANDING

To the first floor landing there is spotlighting to the ceiling, access to the second floor with understairs storage, and doors leading to bedroom one, bedroom four, and the house bathroom.

BEDROOM ONE

12'10" x 14'1" (max) x 12'9" (min) [3.92m x 4.30m (max) x 3.91m (min)]

Bedroom one benefits from a UPVC double glazed window to the front elevation, coving to the ceiling, a central heating radiator, and access through to the en-suite WC.



EN SUITE W.C.

2'7" x 4'1" [0.80m x 1.26m]

The en-suite WC is fitted with spotlighting to the ceiling, a low flush WC, pedestal wash basin, and full tiling.

BEDROOM FOUR

7'10" x 8'6" (max) x 7'3" (min) [2.40m x 2.60m (max) x 2.22m (min)]

Bedroom four features a UPVC double glazed window to the rear elevation, coving to the ceiling, central heating radiator, and houses the Worcester combi boiler.



BATHROOM

5'2" x 13'7" [1.60m x 4.15m]

The house bathroom benefits from a frosted UPVC double glazed window to the rear elevation, spotlighting to the ceiling, central heating radiator, low flush WC, pedestal wash basin, panelled bath with mixer tap and shower attachment, and a separate shower cubicle with mains fed overhead shower, additional shower attachment, body jets, glass shower screen, and half tiling.



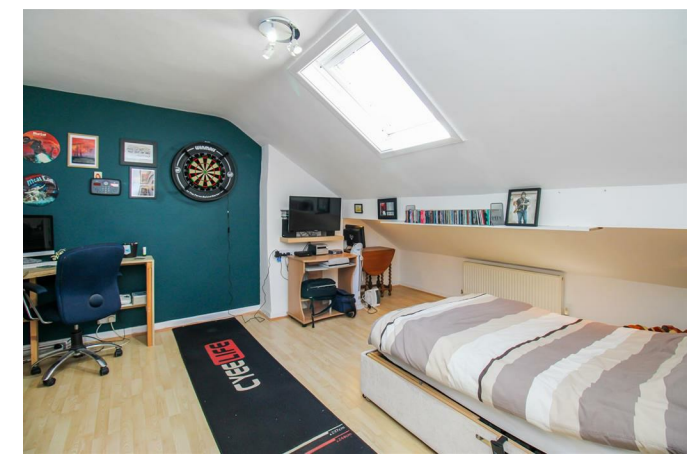
SECOND FLOOR LANDING

To the second floor landing there is spotlighting to the ceiling and doors leading to bedrooms two and three.

BEDROOM TWO

15'10" x 14'1" (max) x 10'11" (min) [4.85m x 4.30m (max) x 3.35m (min)]

Bedroom two benefits from a skylight window and central heating radiator.



BEDROOM THREE

10'9" x 14'1" (max) x 4'1" (min) [3.30m x 4.30m (max) x 1.25m (min)]

Bedroom three features two skylight windows and a central heating radiator.

OUTSIDE

Externally, to the front of the property is a low maintenance garden, mainly paved and incorporating a timber-built garden shed with power and lighting, ideal for storage. The garden is fully enclosed by timber fencing with a timber gate providing access to the front entrance door. To the rear, the property benefits from two off road parking spaces in the form of a pebbled driveway, alongside a beautifully landscaped garden incorporating lawned areas and paved patio seating areas, perfect for outdoor dining and entertaining. The garden also features mature shrubs, flowers, pebbled beds, and mature trees throughout. Fully enclosed by hedging and timber fencing, the rear garden is ideal for both pets and children. Separate from the property is a stone built outbuilding providing additional storage, along with a communal bin store serving the terrace properties.



COUNCIL TAX BAND

The council tax band for this property is B.

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.