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01977 798 844



30 Millcroft, Lofthouse, Wakefield, WF3 3TH

For Sale Freehold £415,000

Enjoying a desirable cul-de-sac position, this impressive four-bedroom detached home is situated within a modern and attractive development. The property offers ample off-road parking via a block-paved driveway for up to four vehicles, in addition to an integral single garage.

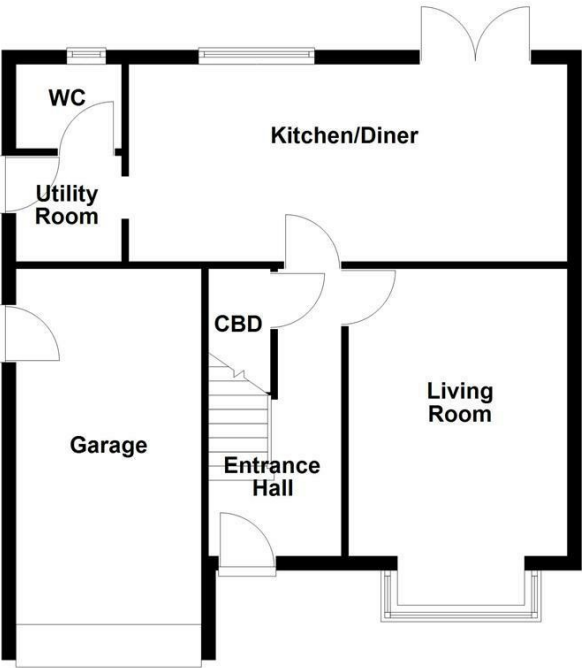
Internally, the home features a contemporary fitted kitchen-diner complete with a breakfast bar, a separate utility room, and a convenient downstairs WC. Adjacent to the kitchen is a spacious living room with a bay window overlooking the front aspect, all accessed from an inviting entrance hall that includes useful understairs storage. To the first floor, there are four well-proportioned bedrooms, each benefiting from fitted wardrobes. The principal bedroom enjoys the luxury of its own en-suite shower room, while a modern three-piece house bathroom serves the remaining bedrooms. Externally, the property continues to impress with a beautifully maintained rear garden, featuring both an L-shaped block-paved patio and an additional Indian stone seating area, perfect for outdoor dining and entertaining. The lawned garden is fully enclosed with panel fencing, offering a high degree of privacy, and includes external power and water points for added convenience.

Ideally located within walking distance of local amenities and reputable schools, the property also benefits from excellent transport links, with regular bus services to and from Wakefield city centre. The M1 and M62 motorways are both within easy reach, making this an ideal home for commuters.

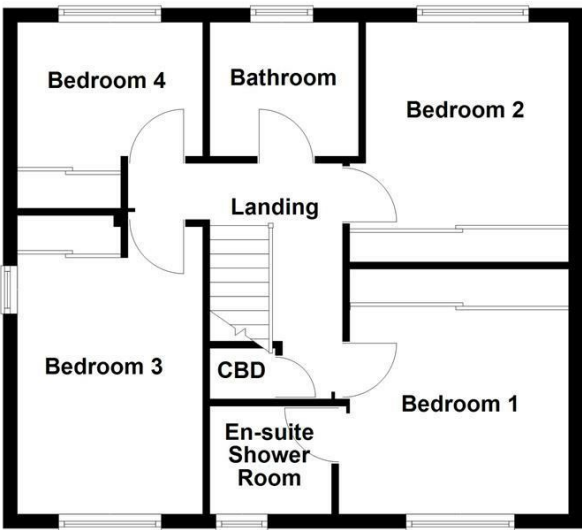
An internal inspection is highly recommended to fully appreciate the quality, space, and setting of this outstanding family home.

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Ground Floor



First Floor

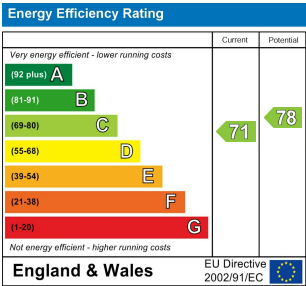


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

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





ACCOMMODATION

ENTRANCE HALL

Composite front entrance door into the entrance hall. Stairs to the first floor landing, central heating radiator, coving to the ceiling, spotlights. Doors to the living room, kitchen/diner and the understairs storage cupboard.

LIVING ROOM

10'1" x 16'5" [max] x 13'4" [min] [3.09m x 5.02m [max] x 4.07m [min]]
UPVC double glazed bay window to the front, two central heating radiators, coving to the ceiling.



KITCHEN DINER

9'1" x 20'4" [2.79m x 6.21m]
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, opening into the utility room, two central heating radiators, spotlights. A range of wall and base high gloss units with a laminate work surface, a 1½ stainless steel sink and drainer with a drainer cut into the work surface, twin integrated oven and grill, four ceramic hobs with a Hotpoint extractor over. Integrated fridge and freezer (70/30 split), integrated full-size Bosch dishwasher, and a breakfast bar.



UTILITY ROOM

4'10" x 4'10" [1.49m x 1.49m]
Composite side entrance door, spotlights, door to the downstairs W.C.. An integrated wine cooler, plumbing and space for a washing machine, and space for a dryer under the counter.

DOWNSTAIRS W.C.

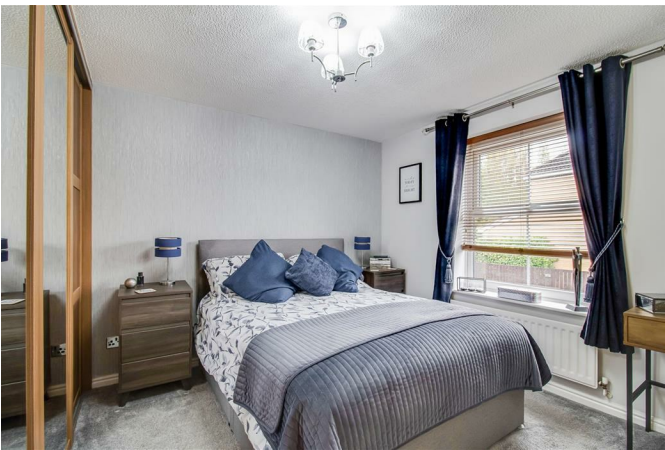
3'10" x 4'9" [1.17m x 1.46m]
Frosted UPVC double glazed window to the rear, spotlights, heated towel rail, tiled walls and floor. A low flush W.C., wash basin with mixer tap built into high gloss vanity units below.

FIRST FLOOR LANDING

Doors to four bedrooms, the house bathroom and one to the storage cupboard. Spotlights, part boarded loft.

BEDROOM ONE

9'7" x 10'5" [max] x 10'0" [min] [2.94m x 3.20m [max] x 3.07m [min]]
UPVC double glazed window to the front, central heating radiator, a range of fitted wardrobes with mirrored sliding doors, door to the en suite shower room.



EN SUITE SHOWER ROOM

5'8" x 5'2" [1.74m x 1.58m]
Frosted UPVC double glazed window to the front, heated towel rail, coving to the ceiling, spotlights, extractor fan. Comprising of a three piece suite with shower cubicle and glass door to the front, low flush W.C. with concealed cistern, wash basin built into vanity units below with chrome mixer tap.



BEDROOM TWO

9'5" x 9'5" [2.88m x 2.89m]
UPVC double glazed window to the rear, central heating radiator, spotlights, fitted wardrobes to one wall.

