



## 30 Wharfedale Road, Lancaster, LA1 5ND

A fully renovated, three bedroom semi-detached property in a convenient Lancaster location. With schools, shops and amenities at the end of the road, and within walking distance of the bustling city centre and train station, this is the ideal location for couples, professionals and families. Nearby green spaces are great for pet owners, with the River Lune offering beautiful walks along the historic quayside.

The property has been overhauled from top to bottom, with new wiring, plumbing, doors, windows, plastering, insulation and flooring. A stunning new contemporary kitchen and open plan dining room span the rear of the house and offer space for entertaining friends and family, with a luxurious reception room to the front, perfect for relaxing in the evenings. Upstairs, a new modern bathroom suite services the three renovated bedrooms, with the front two rooms taking in views of Lancaster castle and across the Bay to the Lakeland fells. A rear garden offers a blank canvas for you to design to fit your lifestyle, with a newly roofed detached garage and store room offering an abundance of external space for a home workshop, hobby room or storage.

The property is being sold with no onward chain, and thanks to the complete renovation and modern finish, you can settle into your stunning contemporary home with ease. Don't miss out on making this fantastic house your new home, contact us today to book a viewing!



## Ground Floor

### Hall

**12'6" x 5'11" (3.82 x 1.81)**

A bright and airy entrance hall greets you as you enter the property, with sleek laminate flooring leading through to the kitchen diner at the rear. An understair cupboard houses the gas meter with room on the surrounding floor for shoes and outdoor equipment. An alcove beneath the stairs houses a cupboard with the consumer unit and internet connections for the property, with a frosted double glazed window above adding to the brightness of the space.

### Reception 1

**12'9" x 11'7" (3.91 x 3.54)**

A well-proportioned reception room at the front of the property benefits from a new, large double glazed bay window that floods the room with natural light. There is ample space on the newly carpeted floor for multiple seating and storage options, so you can create the perfect room for relaxing and entertaining. A sealed fireplace sits at the centre of the room, with space on the chimney breast for a wall-mounted TV and downlit alcoves either side for display units. A white vertical white radiator sits by the entrance, with plenty of plug sockets around the perimeter of the room so you can configure it to fit your lifestyle.

### Kitchen Diner

**18'0" x 12'7" (5.49 x 3.84)**

At the rear of the house a large kitchen diner offers space for the household to congregate and socialise. Sleek warm wood laminate flooring flows through the two spaces, tying the rooms together. The newly fitted kitchen features integrated appliances including a four ring Covercook induction hob, Hisense oven, extractor fan, fridge and freezer, Hoover washing machine plus a Bosch dishwasher. A composite sink and drainer is set into the laminate work surface beneath the double glazed window on the rear aspect. There is ample storage with contemporary light grey cabinetry on all sides and smart storage including a slimline spice cupboard and carousel corner cupboards maximising the space. The dining space offers room for a family dining table or sofas depending on your needs. A sealed fireplace provides space for a wall-mounted TV with alcoves either side for storage and display units. A double panel radiator and spotlighting make this a bright, welcoming space for hosting family and friends. New anthracite French doors with fitted blinds lead into the rear garden, allowing the space to be opened up in the warmer months, extending the entertaining space.

## First Floor

### Landing

**8'5" x 7'0" (2.59 x 2.14)**

A freshly carpeted landing connects the upstairs bedrooms and bathroom. A double glazed window on the side aspect provides natural light, with a central pendant light above the stairwell. This bright space has been given a fresh white coat on the walls and woodwork, adding to the bright and airy feel. The attic is accessed by a drop down hatch in the ceiling above.

### Shower Room

**6'9" x 6'9" (2.08 x 2.08)**

A stunning modern shower room has been recently fitted, with marble effect tiled flooring and shower boarding and bright white painted walls. The suite includes a black corner shower enclosure with waterfall and handheld shower attachments, a modern low flush toilet and a sink unit with storage below. A frosted double glazed window on the rear aspect provides natural light, with spotlighting in the ceiling and a backlit LED mirror, making it a bright space to get ready in each day. A wall mounted extractor fan and a double panel radiator complete the stylish yet practical suite.

### Bedroom 1

**12'8" x 10'9" (3.88 x 3.30)**

A newly carpeted double bedroom at the rear of the property benefits from a double glazed window with fitted blinds on the rear aspect, with a double panel radiator below. There is ample space on the carpeted floor for a double bed, bedside tables and storage solutions, with multiple double sockets around the room so you can choose its setup. A central ceiling light and bright white painted walls completes the well-proportioned bedroom.

### Bedroom 2

**10'9" x 10'8" (3.30 x 3.26)**

A large, newly carpeted and plastered double bedroom at the front of the house offers a comfortable sleeping space. A double glazed window on the front aspect takes in views across the city, including Lancaster castle and the Priory, with the Lakeland fells visible on a clear day. A double panel radiator is set below the window, adding to the comfort of the space. The large floor area and multiple double plug sockets around the room give you flexibility in its configuration, so you can create your perfect bedroom.

### Bedroom 3

**6'11" x 6'11" (2.12 x 2.12)**

A single bedroom at the front of the house has been recently

carpeted and freshly decorated giving you a blank canvas to design to your needs. Ideal as a single bedroom, home office or nursery, a double glazed window on the front aspect provides daylight throughout the day with views across the Bay, with a central ceiling light for the evenings. A double panel radiator is mounted by the entrance, completing the versatile room.

### Attic

Accessed by a hatch over the landing, the attic space has been insulated and part boarded, creating a great space for bulkier items and long term storage to keep the clean, modern feel of the home.

### External

#### Rear Garden

A paved rear garden offers a blank canvas for you to design to fit your lifestyle. With space for seating and garden furniture, it's a great space to soak up the sun, or host family gatherings during the warmer months. The detached garage and store room can be accessed from the rear of the garden.

#### Store Room

**10'10" x 8'2" (3.31 x 2.50)**

A large versatile store room sits at the back of the partitioned garage. With a double glazed window on the side aspect into the garden, it would make a fantastic home workshop, utility space or storage space. It has been reroofed recently with new guttering and a new access door to create a dry and secure space, with potential for further conversion if required.

#### Garage

**8'2" x 6'0" (2.50 x 1.83)**

A partitioned garage is accessed by a recently repaired up and over door the front, with room for a bike store, kit room or tool storage. A new roof and guttering gives you peace of mind the space will remain dry for years to come.

#### Additional Information

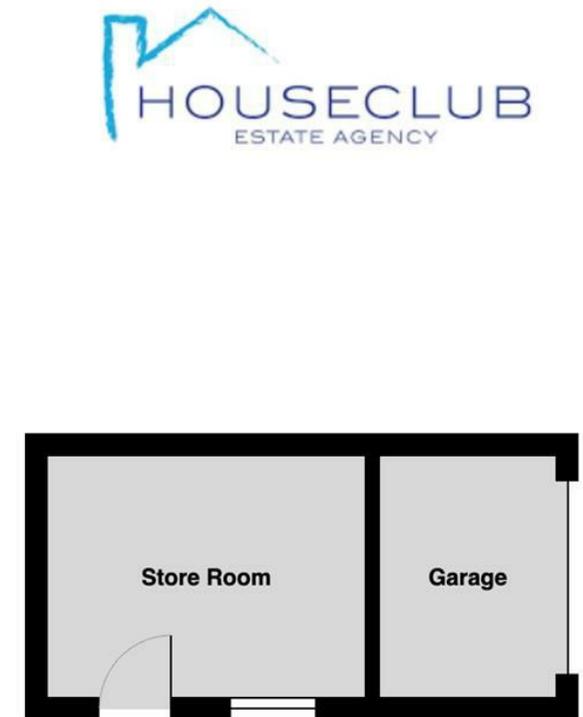
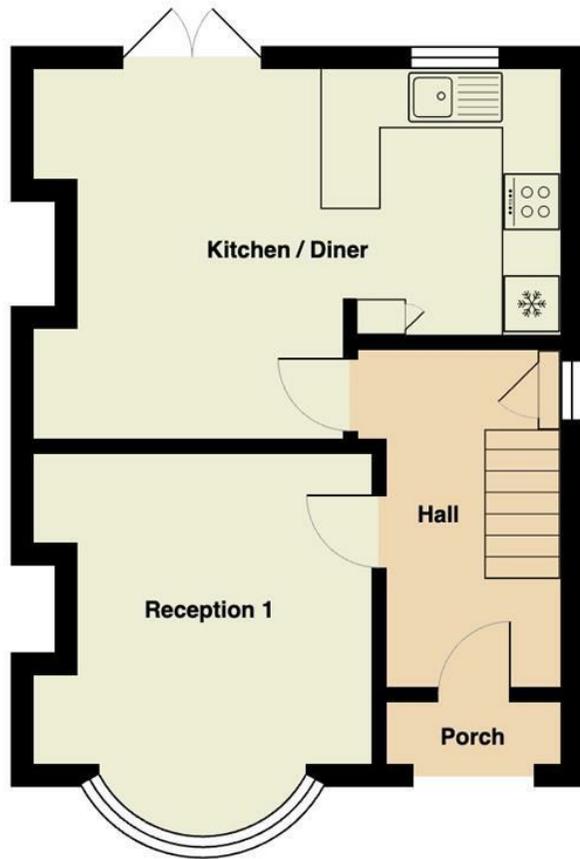
Sold with no onward chain.

Freehold. Council Tax Band B.

Netomnia & Openreach Fibre Connections







| Energy Efficiency Rating                    |   | Current | Possible                |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| 92 plus                                     | A |         |                         |
| 81-91                                       | B |         | 87                      |
| 69-80                                       | C |         |                         |
| 55-68                                       | D | 68      |                         |
| 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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