

<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 7 Springfield Close, Lofthouse, Wakefield, WF3 3GA

### For Sale Freehold £320,000

Situated in a popular residential area of Lofthouse is this superbly presented and extended four bedroom town house, offered to the market with no onward chain and benefiting from an open plan living to the ground floor, driveway parking and south facing rear garden.

The accommodation briefly comprises of the entrance with downstairs w.c. off, an open plan living/kitchen/sitting area, first floor landing, living room, double bedroom and family bathroom/w.c. To the second floor there are three further bedrooms, the principal bedroom benefiting from en suite/w.c. Externally the property has driveway parking to the front with space for two cars and to the rear there is a low maintenance south facing garden.

This property is ideally located for those looking to commute either to Leeds or Wakefield. Close to all local shops and amenities including local schools. Extended and modernised to a superb standard, is ready to move into and would make a fantastic family home and a viewing is highly recommended.

#### IMPORTANT NOTE TO PURCHASERS

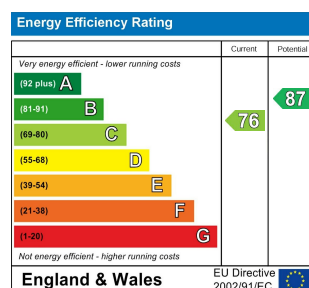
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



#### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

#### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

#### CONVEYANCING

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ACCOMMODATION

OPEN PLAN HALLWAY

Front entrance door. Access to open plan living/kitchen/dining space, door to downstairs w.c. and built in storage cupboard. Staircase to the first floor landing.

OPEN PLAN LIVING/KITCHEN/DINING

35'9" max x 16'4" max [10.90m max x 4.98m max]  
Aluminium bi-folding doors to the rear, UPVC double glazed window to the side elevation, UPVC double glazed window to the rear, grey radiator and this area is used as a rear seating area. There is a modern fitted kitchen with an array of wall and base units for storage with laminate worktops, black 1 1/2 sink and drainer unit with mixer tap, integrated oven, integrated microwave, space for an American style fridge freezer, Island unit with further storage, spotlights to the ceiling, built in storage cupboard under the stairs. To the front living area section there is a UPVC double glazed window, grey radiator.



DOWNSTAIRS W.C.

6'6" x 3'4" [1.99m x 1.02m]  
Low flush w.c., wash hand basin with mixer tap, tiled splashback, central heating radiator. Extractor fan to the ceiling.

FIRST FLOOR LANDING

Provides access to the living room, which could double up as a further bedrooms (due to the downstairs extension and subject to permissions), bedroom two and the family bathroom/w.c.

LIVING ROOM

16'4" x 14'2" [4.98m x 4.33m]  
UPVC double glazed window to the rear elevation, UPVC double glazed French doors with Juliet balcony, central heating radiator.



BEDROOM TWO

14'0" x 9'7" [4.28m x 2.94m]  
UPVC double glazed window to the front elevation, central heating radiator.



BATHROOM/W.C.

6'6" x 6'4" [1.99m x 1.95m ]  
Frosted UPVC double glazed window to the front elevation. Wall mounted shower over the bath, wash hand basin with mixer tap and tiled splashback , low flush w.c. and a central heating radiator. Partially tiled over the bath and shower.



SECOND FLOOR LANDING

Access to three bedrooms.

BEDROOM ONE

13'10" x inc cupboard space x 6'7" [4.22m x inc cupboard space x 2.03m]  
UPVC double glazed window to the front elevation, central heating radiator, built in storage wardrobes. Door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

8'7" max x 6'1" [2.63m max x 1.87m]  
Frosted UPVC double glazed window to the front elevation. Walk in shower cubicle with wall mounted shower and glass screen, wash hand basin, low flush w.c., central heating radiator and extractor fan.

BEDROOM THREE

14'9" x 8'0" [4.5m x 2.44m]  
UPVC double glazed window to the rear elevation, central heating radiator.

BEDROOM FOUR

7'11" x 9'3" [2.43m x 2.82m]  
UPVC double glazed window to the rear elevation, central heating radiator.

OUTSIDE

The property benefits from driveway parking for two cars. To the rear there is a south facing rear garden with artificial lawn, bush and shrubbery border.



COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

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

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.

VIEWINGS

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