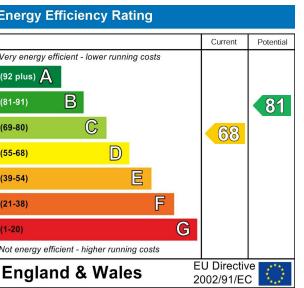


Total area: approx. 111.9 sq. metres (1204.3 sq. feet)



#### 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



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 37 Meadowgate Drive, Lofthouse, WF3 3SR

**For Sale By Modern Method Of Auction Freehold Starting Bid £385,000**

For sale by Modern Method of Auction; Starting Bid Price £385,000 plus reservation fee. Subject to an undisclosed reserve price. Available with no chain involved and enjoying a cul-de-sac location and a substantial plot is this detached family home benefiting from four double bedrooms, the principal bedroom benefiting from fitted wardrobes and en suite shower room/w.c., a large living room with access into the conservatory.

The accommodation fully comprises entrance hall, downstairs w.c., living room, dining room, conservatory and kitchen. To the first floor there are four bedrooms, en suite to the main bedroom in addition to the house bathroom/w.c. Outside there is ample off road parking via the block paved driveway with turning circle and detached garage. A rockery front garden area and to the rear a larger than average enclosed garden with patio area and lawn.

The property is within close proximity to the amenities and schools nearby. Local bus routes travel to and from both Wakefield and Leeds on a regular basis. The M1 and M62 motorway links are a short drive away for those commuting further afield.

A quality home and an early viewing comes highly recommended. This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door with UPVC double glazed frosted panels to either side, laminate flooring, central heating radiator, coving to the ceiling, staircase with hand rail to the first floor landing, timber double doors into the living room, doors into the kitchen and downstairs w.c.

### W.C.

2'7" x 6'7" [0.80m x 2.03m]

Low flush w.c., wall hung wash basin with two taps and tiled splashback, UPVC double glazed frosted window to the side, central heating radiator and tiled floor.

### LIVING ROOM

10'9" x 17'9" [3.28m x 5.43m]

UPVC double glazed window to the rear, laminate flooring, central heating radiator, living flame effect gas fire on a marble hearth with marble matching interior and wooden decorative surround, set of UPVC double glazed French doors leading into the conservatory, coving to the ceiling, three wall lights, double timber doors into the dining room.

### CONSERVATORY

12'7" x 11'5" [3.86m x 3.48m]

UPVC double glazed windows, power, UPVC double glazed French doors to the manicured rear garden, built in air condition unit, which also provides heat.

### DINING ROOM

11'11" x 9'6" [3.65m x 2.92m]

Two wall light points, sliding UPVC double glazed patio doors leading to the rear, coving to the ceiling, laminate flooring, central heating radiator and door into the kitchen.

### KITCHEN

15'10" x 7'10" max x 6'7" min [4.84m x 2.40m max x 2.03m min]

A range of wall and base units with laminate work surface over and tiled splashback, 1 1/2 stainless steel sink and drainer with chrome mixer tap, plumbing and drainage for a washing machine, plumbing for a dishwasher, two UPVC double glazed windows, inset spotlights to the ceiling, UPVC double glazed side entrance door, space for fridge freezer, space for cooker with cooker hood over, central heating radiator. The vendors are including the washing machine, dishwasher, cooker with four hobs and a fridge freezer within the sale.

### FIRST FLOOR LANDING

UPVC double glazed window to the front, access to partially boarded loft with power, doors to the bedrooms and the house bathroom/w.c. Airing cupboard with shelving.

### BEDROOM ONE

10'8" x 11'11" [3.27m x 3.64m]

A range of fitted wardrobes with mirrored doors and

storage cupboard over bed recess, fitted bedside drawer and further wardrobes with cupboards. UPVC double glazed window to the rear, central heating radiator and door to the en suite shower.

### EN SUITE SHOWER ROOM/W.C.

6'7" x 4'11" [2.03m x 1.52m]

Pedestal wash basin with two taps, low flush w.c., corner shower cubicle with double doors having chrome handles and mixer shower. Part tiled walls, tiled floor, central heating radiator and UPVC double glazed frosted window to the rear elevation, shaver socket point, extractor fan and inset spotlights to the ceiling.

### BEDROOM TWO

10'11" x 10'11" max x 8'11" min [3.33m x 3.33m max x 2.74m min ]

UPVC double glazed window to the rear elevation, central heating radiator. The vendor is leaving the freestanding wardrobes.

### BEDROOM THREE

7'11" x 8'8" [2.42m x 2.65m]

UPVC double glazed window to the front, central heating radiator, storage with fixed shelving.

### BEDROOM FOUR

8'10" x 6'11" [2.71m x 2.11m]

UPVC double glazed window to the front, central heating radiator. The vendor is leaving the freestanding wardrobes.

### HOUSE BATHROOM/W.C.

5'6" x 6'7" [1.70m x 2.01m]

Pedestal wash basin with mixer tap, low flush w.c., panelled bath with mixer tap, tiled walls, laminate flooring, central heating radiator, inset spotlights to the ceiling, extractor fan, shaver socket point, central heating radiator.

### OUTSIDE

To the front there is an L-shaped block paved driveway proving ample off road parking. A low maintenance rockery garden area with mature bushes and plants. Paved pathway and outside lighting. The side of the property has the continuation of the block paved driveway leading to the single detached garage with manual up and over door, UPVC side entrance door, power and light and measures 5.05m x 2.57m. Up and down chrome lights. Gate into the enclosed larger than average rear garden and stone walling. There is a large patio area ideal for entertaining purposes, timber garden shed, up and down lights, attractive lawn with slate edges having plants and bushes within. Floodlights to the rear. The property has benefitted from recently updated facias and soffits as well as the garage including soil and drainage pipes.

## COUNCIL TAX BAND

The council tax band for this property is E

## 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.

## AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.