

Move Now Sales



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**FOR SALE**

**Canal Lane, Lofthouse,**

**WF3 3HP**

**3 Bedroom, Terrace**

**Guide £195,000**



Movenowproperties are delighted to offer this well presented 3 bedroom terrace property for sale. Set over 3 levels with spacious kitchen / dining room, 3 good sized bedrooms and boarded cellar with lighting and heating. Also benefiting from large enclosed rear garden.

Must be viewed to be appreciated.

Accommodation briefly comprises:

### Entrance Porch

An attractive entrance with UPVC entrance door, tiled effect vinyl flooring, double glazed window overlooking the side and second UPVC door opening to living room.



### Lounge

**Measurements: 14' 0" x 11' 2" (4.27m x 3.40m)**

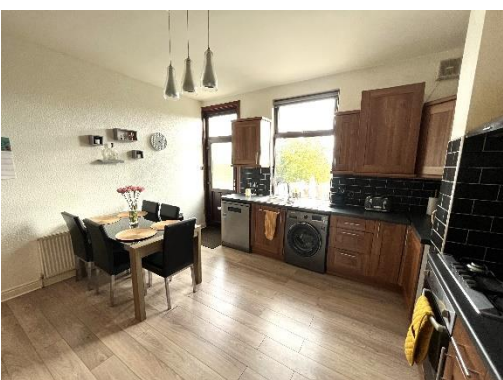
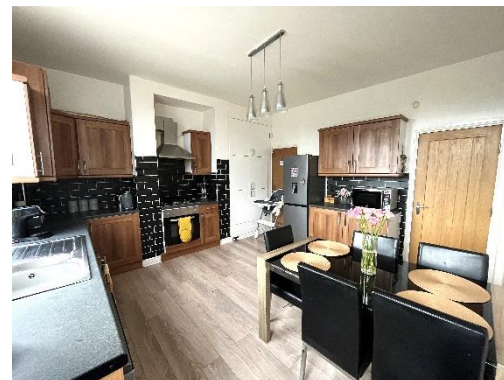
A cosy living room with laminate flooring, radiator and double glazed window overlooking the front.



### Kitchen / Diner

**Measurements: 13' 3" x 12' 3" (4.03m x 3.74m)**

A spacious kitchen / diner with laminate flooring, a range of wall and base units with complementary work surfaces, modern tiled splash back, 1.5 sink and drainer with mixer tap, attractive chimney breast with integrated electric oven, 5 ring gas hob and cooker hood above, useful storage cupboards in recess, door to cellar, double glazed window and UPVC external door to enclosed rear garden.



## Cellar

**Measurements: 13' 9" x 13' 2" (4.18m x 4.01m)**

This fabulous additional room has been boarded out and benefits from carpet flooring, radiator and lighting.



## Stairs & Landing to First Floor

Having carpet flooring, handrail and doors to bathroom, bedrooms 1 & 2.

## Bedroom 1

**Measurements: 14' 1" x 11' 1" (4.28m x 3.38m)**

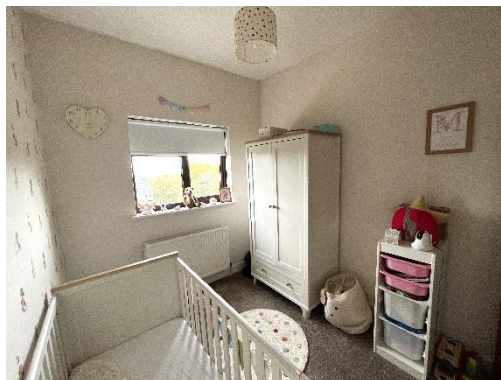
A double bedroom with carpet flooring, radiator and double glazed window overlooking the front.



## Bedroom 2

**Measurements: 10' 6" x 7' 9" (3.19m x 2.37m)**

A good sized second bedroom with carpet flooring, radiator and double glazed window overlooking the rear.



## Bathroom

**Measurements: 8' 11" x 5' 10" (2.71m x 1.77m)**

A modern bathroom with a white 3 piece suite, low flush WC, pedestal wash basin, P shaped bath with overhead shower, tiled flooring and part tiling to walls, radiator with heated railing and frosted double glazed window overlooking the rear.



## Stairs & Landing to Second Floor

Having carpet flooring, handrail and door to bedroom 3.

## Bedroom 3

**Measurements: 13' 5" x 7' 9" (4.09m x 2.36m)**

Another generous sized bedroom with carpet flooring, radiator, Velux window opening to the rear and useful storage in the eaves.



## WC

A wonderful second lavatory with vinyl flooring, low flush WC and corner pedestal sink with tiled splash back.



## Outside

To the front of the property is on street parking and gated access to small buffer garden.

To the rear of the property is a spacious, enclosed rear garden with fenced boundaries, lawned and patio areas.



## Tenure

Freehold

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C		
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

## Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

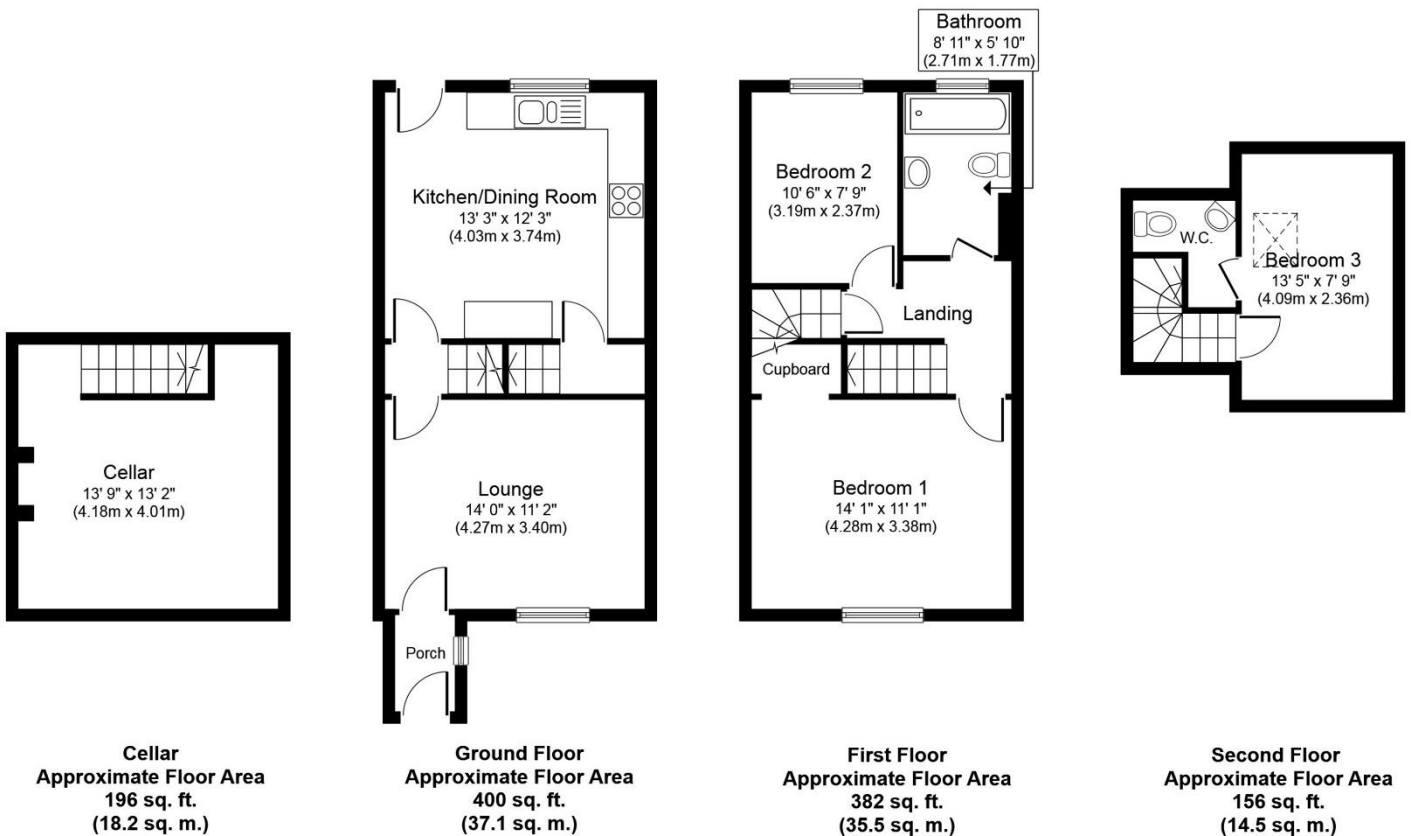
## Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us [Movenowproperties.com](http://Movenowproperties.com) 01924 249349 / [info@movenowproperties.com](mailto:info@movenowproperties.com)

## 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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