



**FOR SALE**

**Leeds Road, Lofthouse,**

**WF3 3HF**

**4 Bedroom, Semi Detached**

**£295,000**



Movenowproperties are pleased to offer this stunning 4 double bedroom, Semi Detached Property For Sale. Benefiting from gardens to front and rear, this spacious property must be viewed to be appreciated.

## Entrance Hall

This spacious entrance hall has a beautiful stone flooring, which runs the full length of the property, having double glazed windows overlooking the front and rear, double doors to the left opening to the kitchen / dining room. Double doors to the right opening to the living room. Stairs leading to first floor, useful understairs storage cupboard, additional storage to the left with doors leading to downstairs WC and rear porch.



## Kitchen / Dining Room

**Measurements: 25' 8" x 11' 6" (7.82m x 3.50m)**

A generous kitchen / dining room, having wood flooring, base units with woodwork surfaces, Belfast double sink with mixer tap, Belling range electric cooker with 5 zone ceramic hotplate, several double glazed windows overlooking front, rear and side elevations with patio doors opening to rear.



## Living Room

**Measurements: 25' 6" x 14' 7" (7.78m x 4.45m)**

A sizeable living room with patio doors leading to the rear, double glazed window overlooking the front, micro log burner set in chimney breast and double doors leading to the entrance hall.



## Stairs & Landing

A stunning spindle staircase leading to grand landing with further stairs to second floor. Benefiting from double glazed window overlooking the front offering natural lighting.



## Master Bedroom

**Measurements: 25' 8" x 11' 6" (7.82m x 3.50m)**

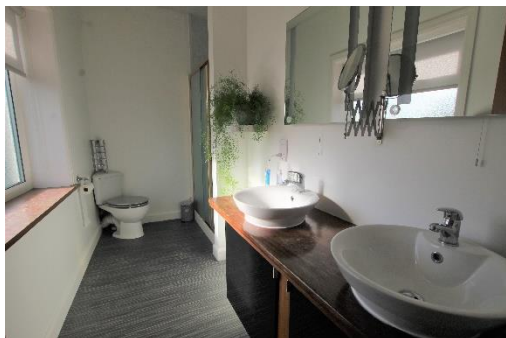
A double bedroom with double glazed window overlooking the front and 2 transom windows overlooking the side elevation, radiator, entry via double doors and doors leading to en-suite and walk in wardrobe.



### En-Suite

**Measurements: 11' 5" x 5' 7" (3.48m x 1.69m)**

A commodious en-suite with low flush WC, double shower, his and her sink set on attractive wooden unit and frosted double glazed window to the side aspect.



### Walk in Wardrobe

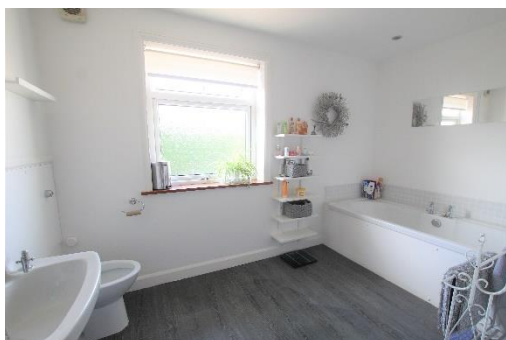
**Measurements: 11' 5" x 6' 8" (3.48m x 2.04m)**

This great additional dressing room offers space away from the bedroom for ample walk in wardrobe / dressing area.

### Bathroom

**Measurements: 11' 7" x 9' 5" (3.54m x 2.88m)**

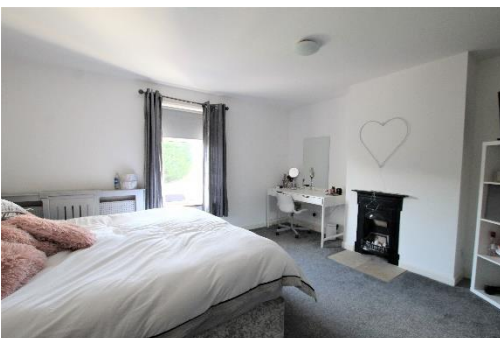
Comprising of a 4 piece suite, bath with tiled splash back, low flush WC, pedestal wash basin and corner shower unit. Also having frosted double glazed window overlooking the rear.



### Bedroom 3

**Measurements: 14' 8" x 13' 7" (4.46m x 4.15m)**

Located at the rear of the property this double bedroom has radiator and double glazed window overlooking the rear.



### Bedroom 2

**Measurements: 14' 8" x 11' 9" (4.46m x 3.57m)**

A double bedroom with feature fireplace and double glazed window overlooking the front.



#### Bedroom 4

Located on the second floor with spacious landing area offering storage in the eaves and Velux window ideal for an office, dressing area with door leading to bedroom 4.

Having another Velux window and radiator.



#### Outside

To the front of the property are 2 garden areas with stone walkway and patio flags leading to the front entrance door. Having well established shrubs and fenced boundaries.

To the side of the property is a pebbled, shared driveway and gate.

To the rear of the property is a decked area from the living room. Grassed areas, well established trees offering privacy and rear external door.

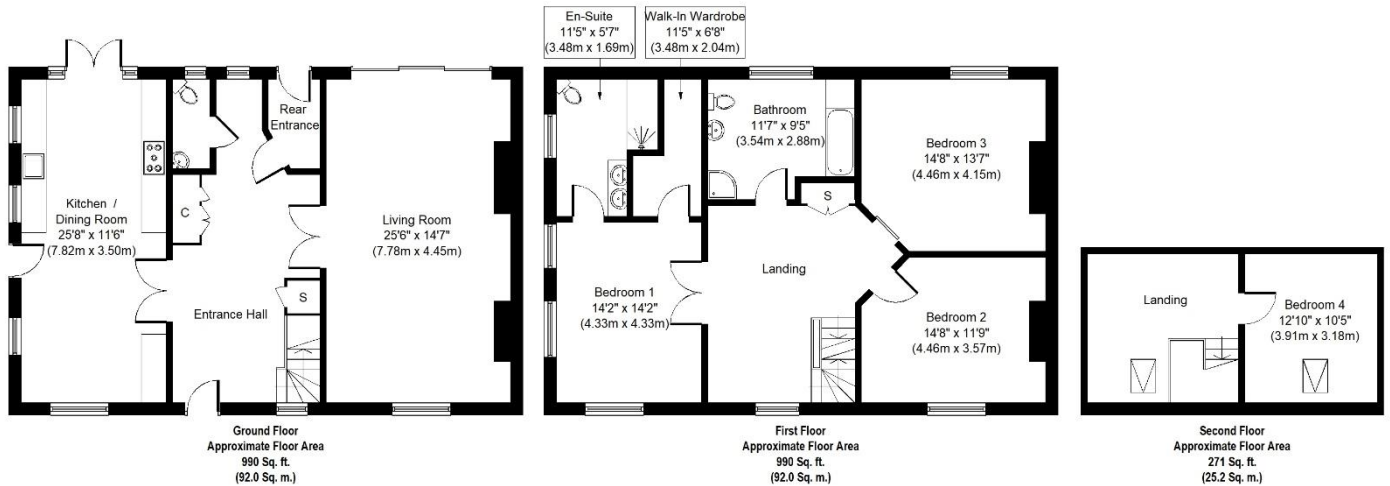


## Tenure

Freehold

## 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. 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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