

SOLD STC



Lingwell Nook Lane, Lofthouse Gate

3 Bedrooms, 2 Bathroom, Detached Bungalow

Asking Price Of £329,950

MARTIN&CO



Lingwell Nook Lane, Lofthouse Gate

3 Bedrooms, 2 Bathroom

Asking Price Of £329,950

- DETACHED DORMER BUNGALOW
- IMMACULATELY PRESENTED THROUGHOUT
- GROUND FLOOR BATHROOM/WC AND FIRST FLOOR SHOWER ROOM/WC

Martin & Co - Wakefield are delighted to offer to the sales market this most appealing and immaculately presented three double bedroom, two bathroom detached dormer bungalow. Located in a highly popular and much sought after village yet within close proximity to Wakefield city centre and having good transport links to M1/M62 motorway network, local shops, schools and transport facilities. Boasting many attractive features, seldom do properties like this come to market and we strongly suggest an early internal inspection to avoid disappointment. ***OFFERED FOR SALE WITH NO ONWARD CHAIN***

ENTRANCE Composite front entrance door leading into open plan entrance vestibule in turn leading into the dining area.

DINING AREA 9' 8" x 9' 3" (2.95m x 2.82m) Central heating radiator, PVCu double glazed window with fitted "Hillarys" plantation hardwood painted shutter blinds, tile effect flooring, space for a table and chairs, oak internal doors leading into Lounge and ground floor Bathroom. Open plan leading through to the kitchen. Positioned to the front.

KITCHEN 9' 4" x 8' 9" (2.84m x 2.67m) Having an extensive range of quality fitted wall, base units and drawers with contrasting work surface and matching splash backs. Inset deep single bowl with mixer tap and side drainer, built in AEG double oven/grill, four ring induction hob with modern style angled Indesit glass extractor over, integrated dishwasher, fridge and freezer, PVCu double glazed window with "Hillarys" fitted plantation hardwood painted shutter blinds, continuing tile effect flooring, oak internal door leading to the Utility room. Positioned to the front.



LOUNGE 15' 8" x 16' 3" (4.78m x 4.95m) Being dual aspect having PVCu double glazed single sliding patio



doors opening to a south facing decked patio/low maintenance garden, PVCu double glazed window with fitted "Hillarys" hardwood painted plantation shutter blinds to the front elevation, central heating radiator, electric radiator, multi fuel burner inset to chimney breast with feature mantel, useful under stairs storage cupboard off, open stairs to first floor, engineered wood effect flooring. Positioned to the side.

UTILITY ROOM 8' 9" x 5' 10" (2.67m x 1.78m) Having a range of fitted wall and base units with contrasting work surface with matching upstand. Plumbing and space for a washing machine and provision for a dryer. Concealed Ideal Gas central heating combination boiler, central heating radiator, PVCu double glazed window with fitted "Hillarys" hardwood painted plantation shutter blinds, Composite side entrance door, continuing tile effect flooring. Positioned to the side.

GROUND FLOOR BATHROOM/WC 9' 7" x 5' 10" (2.92m x 1.78m) Combined three piece white suite

comprising of a P shaped panelled bath with mains shower over and curved glass shower screen, vanity sink unit with two low level soft close storage drawers, low flush wc, tiled to majority of the walls and tiled floor to compliment the suite, wall hung vertical panel radiator with inset full length mirror, PVCu obscure double glazed window with fitted "Hillarys" hardwood painted plantation shutter blinds, down lights to the ceiling. Positioned to the rear.

FIRST FLOOR LANDING Oak panelled internal doors leading to all three double bedrooms and an opaque glass sliding door leading to shower room/wc. Two PVCu double glazed windows with fitted "Hillarys" hardwood painted plantation shutter blinds to the front and rear, central heating radiator, useful high level built in storage cupboard.

BEDROOM ONE 15' 9" x 11' 4" (4.8m x 3.45m) A good sized double bedroom having a dual aspect with Velux skylight with inset blind to the front elevation, PVCu double glazed window with fitted "Hillarys" hardwood



painted plantation shutter blinds to the rear, central heating radiator.

BEDROOM TWO 15' 9" x 10' 2"
(4.8m x 3.1m) A further good sized double bedroom having a dual aspect with Velux skylight with inset blind to the front elevation, PVCu double glazed window with fitted "Hillarys" hardwood painted plantation shutter blinds to the rear, central heating radiator.

BEDROOM THREE 9' 8" x 8' 10"
(2.95m x 2.69m) A double bedroom having a Velux skylight with inset blind to the front elevation, central heating radiator.

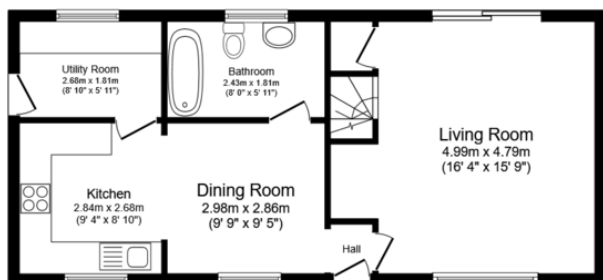
SHOWER ROOM 7' 5" x 3' 10"
(2.26m x 1.17m) Double sized shower cubicle with sliding door entry, vanity sink with low level storage cupboard, low flush wc with concealed cistern, ladder style towel radiator, wood effect flooring, PVCu panelled ceiling with inset spotlights, extractor.

OUTSIDE The property is set amongst low maintenance gardens enclosed by a brick dwarf wall, single wrought iron personal access gate to the front door and double wrought iron gates leading to a paved driveway to the side of the property. There is a large concrete sectional storage shed to the side (internal measurements 9'5" x 7'5" having a pitched roof, power and light installed and having a wider than average metal entrance door, a further large wooden shed to the rear with double opening doors. outside lighting, outside tap to the rear, PVCu facias, soffits, guttering and down pipes, the rear garden is mainly stone pebbled with a timber decked patio and raised shrub beds, the rear also benefits from a south facing aspect and offers a good deal of privacy. The front of the property abuts Lingwell Nook Lane where there is ample on street parking available.

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for

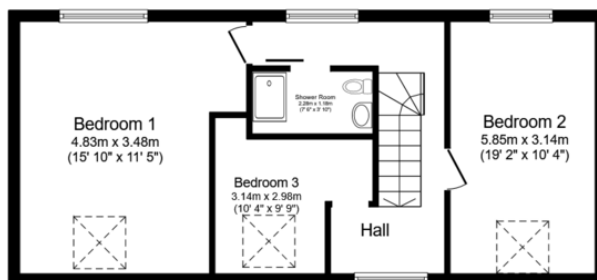






Ground Floor

Floor area 75.5 sq.m. (815 sq.ft.)



First Floor

Floor area 75.2 sq.m. (810 sq.ft.)

Total floor area: 150.9 sq.m. (1,624 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Martin & Co Wakefield

52 Northgate • Wakefield • WF1 3AN
T: 01924 201457 • E: wakefield@martinco.com

01924 201457

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.