



£194,950

Canal Lane, Lofthouse Gate, Wakefield, WF3



 **3**
Bedrooms

 **0**
Bathroom

586 Leeds Road, Outwood Wakefield, WF1 2LT |
info@trinitysandl.com

01924 609 811



****Great Family Home **Fantastic Fitted Kitchen ** Newly Refurbished ** New Price ** Great Views** *Trinity Sales and lettings are delighted to present this exceptional newly renovated 3 bed detached cottage style home with front off road parking and a good size enclosed rear garden. The property is in the catchment area for several junior and senior schools that have rated well on the Offstead charts. Great transport links are available via road, rail and bus links to Leeds, Wakefield and beyond. The property has been restyled to a very high standard throughout and has some great old features on show along with a modern clean look. Situated in the popular location of Canal Lane in Lofthouse Gate this 3 bed detached property oozes charm and class. It has been updated tastefully by the present owner and is ready to move into on completion. The front Entrance and hall. 4.6m x 1.20m From the Upvc front door you enter the property. It has a central heating radiator and a large side window which makes it very bright and airy. The Lounge. 3.7m x 3.7m to recess. The lounge is again bright and airy and has a good size picture Upvc window. A central heating radiator and a beautiful feature fireplace in pine which gives the room a feeling of quality and charm. There is a plaster picture rail and coving to the ceiling. The Kitchen 5.1m x 4.3m to recesses. The kitchen is quality throughout with grey gloss units to wall and floor plus a black sink with mixer tap. There is a grey tiled splashback and an integral Electric cooker/hob and extractor fan. The lighting is provided via the ceiling lights and the York Stone flooring adds a country feeling to this large family kitchen. A large Central heating radiator is fitted. Cellar. From the kitchen you can access the well proportioned and useful storage cellar fully lit, it offers good storage space. Dining / Family room 3.5m x 2.8m Off the kitchen and giving access to the enclosed rear garden this room is an excellent sitting or eating room. It has a feature fireplace with log burner for those cold winter nights. Excellent space for all family uses. First Floor. Bedroom 1 3.6m x 4.7m This good size master bedroom has a light and airy feel predominantly due to the large Upvc picture window and second window giving a dual aspect. The larger of the windows overlooks the front of the property. It has a useful cupboard that could be used for storage or as a small walk in wardrobe and a Central Heating Radiator. Bedroom 2 3.5m x 2.3m max This bedroom overlooks the rear garden and as with the other rooms is bright and airy. The Upvc window and Central Heating Radiator complete the room. Bedroom 3 3.5m x 2.5m max Again the bedroom overlooks the rear garden and the Upvc window gives the room plenty of light and the Central Heating Radiator provides the warmth. The Family Bathroom 1.7m x 1.7m The bathroom is compact and functional and has quality tiling to three of the walls. The white bathroom suite consists of a sink / Wc / Bath with overhead shower and shower screen. To the front of the property you have a paved off road parking area and a side path leads to a good sized enclosed rear garden ideal for the family it features a stone patio area along with a good grassed lawn.

Key features

- Recently Reduced
- Detached Cottage Style Property
- Recently renovated and updated. to a high Spec
- Great Location, Good Schools and amenities
- Good Links to Motorways, Rail and Bus Links
- 3 good size Bedrooms
- Large quality kitchen with York Stone Flooring
- Great Family Room with Log Burner and Patio to rear Garden
- Family Bathroom

