



HOWCROFT GARDENS, WAKEFIELD

GUIDE PRICE £520,000 Freehold

GUIDE PRICE £520,000 to £530,000

A STUNNING CUL-DE-SAC, IT'S A FABULOUS PLOT...THIS FOUR BED DETACHED HAS GOT THE LOT...!

Uflit are delighted to welcome to the market this beautifully presented executive four bedroom detached family home, perfect for the growing family.

- EXECUTIVE & SPACIOUS FAMILY HOME
- Modern Spacious Lounge
- Separate Dining Area Leading to the Conservatory
- Beautifully Appointed Fully Integrated Kitchen
- Separate Utility & Downstairs WC
- Four Bedrooms all with Fitted Furniture & Ensuite to Master
- Driveway & Adjoining Garage
- Highly Desirable Cul-De-Sac Location
- VIEWING ESSENTIAL...!

GUIDE PRICE £520,000 to £530,000

A STUNNING CUL-DE-SAC, IT'S A FABULOUS PLOT...THIS FOUR BED DETACHED HAS GOT THE LOT...!

Uflit are delighted to welcome to the market this beautifully presented executive four bedroom detached family home, perfect for the growing family. Located on a quiet cul-de-sac on this desirable modern development in the highly sought-after area of Sandal. Benefiting from a warming hallway, breakfast kitchen, modern living room with French doors opening to the dining room where patio doors open to the conservatory, downstairs wc and an adjoining garage with a rear utility room. To the upstairs the property boasts four bedrooms all benefitting from a rangr of fitted wardrobes and furniture with ensuite to master and a family bathroom. To the outside is a driveway providing ample offroad parking leading to the adjoining garage and an enclosed beautifully landscaped SOUTH FACING garden to the rear with bespoke patio areas. The property also benefits from an alarm system. DON'T DELAY...CALL UFLIT 01709 912730

Council Tax Band: F

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Entrance hall

An undercover canopy invites you through a composite glazed door with glazed side panel to a warming cloakroom hallway with laminate flooring seamlessly flowing through to the lounge and wc leading to carpeted spindled stairs to first floor accommodation. Radiator and doors to the lounge, breakfast kitchen and wc.

Lounge

w: 3.6m x l: 5m (w: 11' 10" x l: 16' 5")

A spacious modern living area with a beautiful fire place with marble facade, a large front facing upvc window illuminates the entire area and a radiator adds warmth.

Breakfast kitchen

w: 4.5m x l: 4.2m (w: 14' 9" x l: 13' 9")

A modern fitted kitchen featuring a range of wall and base units with complimentary work services areas, matching upstands and tiled back panels. A range of Nef appliances to include a built in eye level double oven with complimentary hot plate, a five burner gas hob with extractor above, dishwasher, microwave and the all essential wine cooler. A rear facing upvc window illuminates whilst undercounter and spot lighting creates the mood. Tiled flooring seamlessly flows through to the utility area, radiator, rear facing upvc window, and doors giving access to the dining area, utility and understairs storage.

Dining room

w: 3.1m x l: 3.8m (w: 10' 2" x l: 12' 6")

A further reception room with laminate flooring, radiator and patio doors opening to the conservatory.

Conservatory

w: 2.8m x l: 3.8m (w: 9' 2" x l: 12' 6")

A fabulous addition to the property with tiled flooring benefitting from under floor heating, ceiling fan and French doors opening onto the patio area.

Utility

w: 1.6m x l: 3.2m (w: 5' 3" x l: 10' 6")

Cleverly adopting the rear with a continuation of the tiled flooring, a range of wall and base units with complimentary worksurface areas, counter top sink, plumbing for utilities and a radiator. A glazed composite door giving further access to the rear, a door to the garage and a useful storage cupboard.

Downstairs WC

Featuring a low level wc, wash hand basin with tiled back panel, radiator and a bespoke upvc portal window.

Garage

w: 3m x l: 5.1m (w: 9' 10" x l: 16' 9")

With an electric up and over door and further electrics.

Landing

A spindled banister creates a parapet to the carpeted landing, radiator, a loft hatch to a partially boarded loft creating additional storage and doors give access to four bedrooms and the family bathroom.

Master bedroom

w: 3.6m x l: 3.8m (w: 11' 10" x l: 12' 6")

An ample size master bedroom featuring a range of fitted wardrobes and furniture, a front facing upvc window, radiator, carpeted flooring and a door giving access to the ensuite.

Ensuite

w: 2.5m x l: 1.1m (w: 8' 2" x l: 3' 7")

A beautifully presented modern ensuite with partially decorative cladded walls and further tiling, complimentary paneled ceiling with spot lighting and contrasting flooring. Comprising of a large shower cubicle, vanity unit with wash hand basin and storage. A further vanity unit with low level wc, side facing upvc window and a heated towel rail.

Bedroom 2

w: 3.5m x l: 3.2m (w: 11' 6" x l: 10' 6")

A double bedroom with a range of fitted wardrobes, rear facing upvc window, radiator and carpeted flooring.

Bedroom 3

w: 3.1m x l: 3.2m (w: 10' 2" x l: 10' 6")

A further double bedroom with a range of fitted wardrobes and furniture, rear facing upvc window, radiator and carpeted flooring.

Bedroom 4

w: 2.6m x l: 2.3m (w: 8' 6" x l: 7' 7")

An ample sized fourth bedroom with a further range of fitted wardrobes, front facing upvc window, radiator and laminate flooring.

Family Bathroom

w: 2.5m x l: 2m (w: 8' 2" x l: 6' 7")

A beautifully presented family bathroom featuring a paneled bath with overhead shower and screen, a large wrap around vanity unit housing both wash hand basin and a low level wc whilst providing an abundance of storage. Rear facing upvc window, fully tiled with bespoke feature tiling above the bath, contrasting tiled flooring, paneled ceiling with spot lighting and a built in storage cupboard.

Outside

The property is located on a quiet cul-de-sac and benefits from an open aspect driveway providing ample off road parking. A side path leads to a private beautifully landscaped garden enclosed by fencing featuring an Yorkshire stone patio area wrapping around the property leading to a lawned garden with manicured borders and a tranquil water feature creating a fabulous outdoor entertaining area.





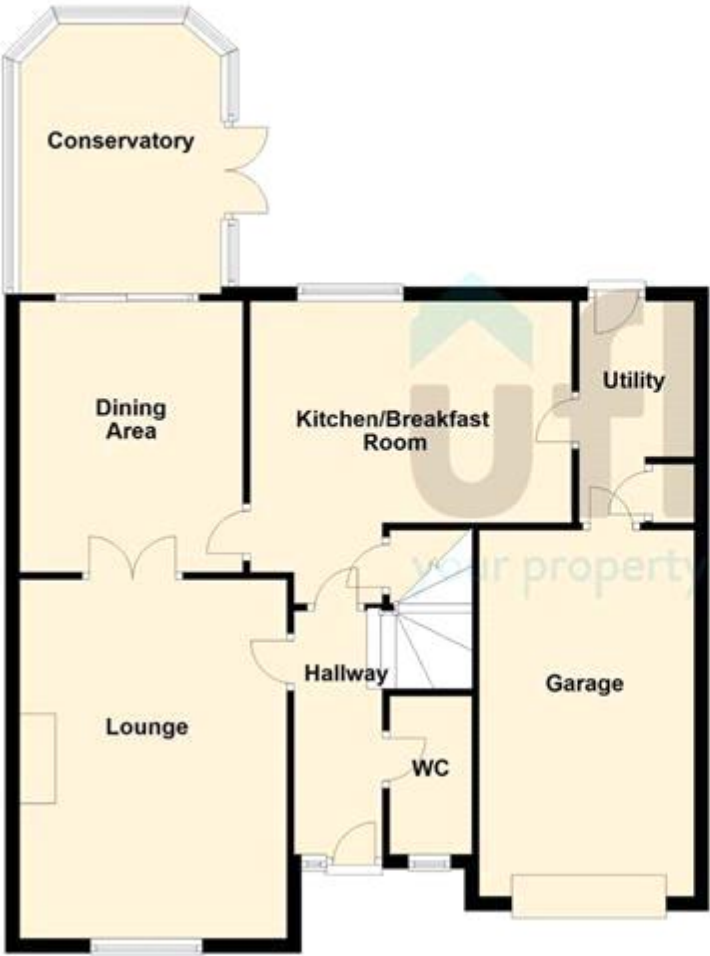




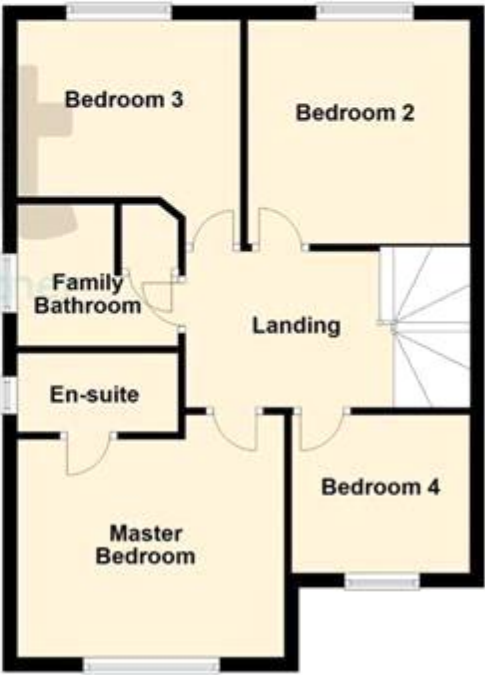


HOWCROFT GARDENS, WAKEFIELD
GUIDE PRICE £520,000 Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	82
EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.