



4 Springfield Mews, Lofthouse, Wakefield, WF3 3FB  
£244,995

We are delighted to offer for sale this modern high specification end town house located on a popular development with access to amenities and transport links plus having accessible 'Good' and 'Outstanding' Primary and Secondary schools.

The property benefits from Hive controlled gas central heating and PVCu double glazing. There is a modern dining kitchen with integrated appliances plus contemporary bathroom, en suite and WC. Items of further note include feature walk in bay window with French doors to the lounge, feature internal doors plus an impressive top floor master suite with fitted wardrobes. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 2 well proportioned bedrooms plus a family bathroom accessed from the first floor landing. The top floor hosts the master bedroom with en suite.

The property benefits from well presented gardens with lawns, patio, gazebo and external tap. There are 2 parking spaces plus an electric car charging point.

Tenure - Freehold

Estate Management Fee - £180 pa.

Council Tax - Band C

The property comprises.

#### GROUND FLOOR

##### Entrance Hall

With fitted carpets.

##### Lounge 14'2" (max) x 12'9" (max) (4.34m (max) x 3.89m (max))

Having a feature walk in bay window with French doors leading to the rear garden. With wall units and fitted flooring.

##### Dining Kitchen 14'11" (max) x 9'5" (max) (4.55m (max) x 2.89m (max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With oven, microwave, hob, hood, fridge freezer, dishwasher and washing machine plus 1.5 sink and mixer tap. With recessed spot lights, vinyl flooring and blind.

##### WC 5'0" x 3'0" (1.54m x 0.93m)

Having contemporary white sanitary ware with tiling, recessed spot lights and vinyl flooring.

#### FIRST FLOOR

##### Landing

With fitted carpets. Access to airing cupboard.

##### Bedroom 2 12'9" (max) x 11'0" (max) (3.90m (max) x 3.36m (max))

With carpets and blinds.

##### Bedroom 3 9'8" x 6'1" (2.95m x 1.87m)

With carpets and blinds.

#### Bathroom 7'1" x 5'5" (2.17m x 1.67m)

Having contemporary white sanitary ware with shower and screen to bath, vanity basin, tiling, chrome ladder radiator, recessed spot lights and vinyl flooring.

#### SECOND FLOOR

##### Bedroom 1 21'1" (max) x 12'9" (max) (6.44m (max) x 3.89m (max))

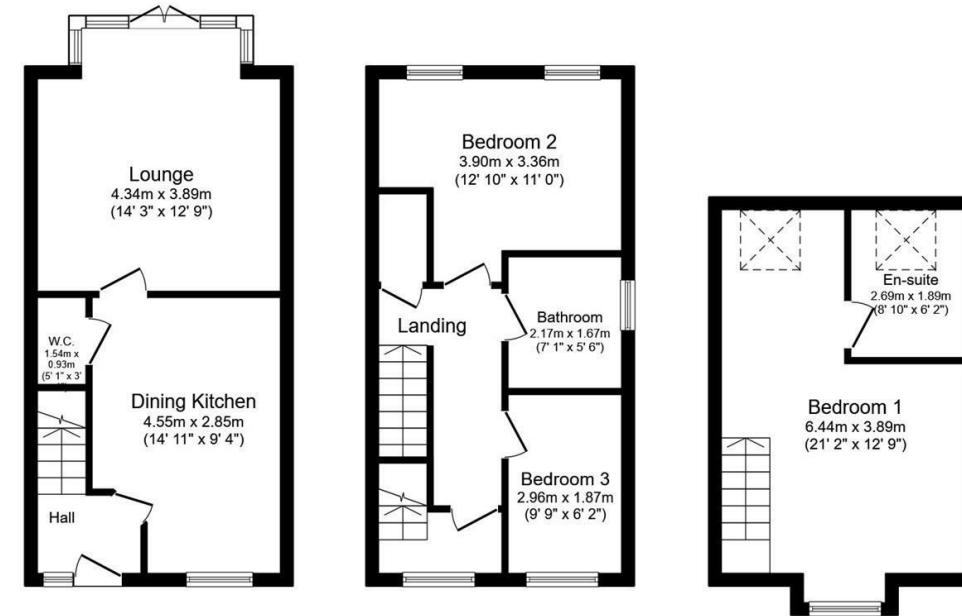
With fitted wardrobes, carpets and blinds plus access to store.

##### En Suite 7'1" (max) x 6'2" (max) (2.16m (max) x 1.89m (max))

Having contemporary white sanitary ware with tiling, integrated cabinet, chrome ladder radiator and vinyl flooring.

#### EXTERNAL

The property benefits from well presented gardens with lawns, patio, gazebo and external tap. There are 2 parking spaces plus an electric car charging point.



Ground Floor  
Floor area 34.8 sq.m. (375 sq.ft.)

First Floor  
Floor area 32.6 sq.m. (351 sq.ft.)

Second Floor  
Floor area 24.6 sq.m. (265 sq.ft.)

Total floor area: 92.1 sq.m. (991 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](http://www.Propertybox.io)