

3 Bed

House - Townhouse

located in

Altofts

Offers Over £220,000







LOGIC

REAL ESTATE

The Sycamores

Altofts

WF6 2JQ



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Lead In

Situated in a highly sought-after location between Normanton and Altofts, this impressive three-bedroom modern townhouse offers stylish and spacious accommodation set across multiple floors, making it ideal for a wide range of buyers including professionals, growing families and commuters alike.

Beautifully presented throughout with modern décor, fixtures and fittings, the property boasts a stunning kitchen diner overlooking the rear garden, providing a wonderful space for both everyday living and entertaining while enjoying pleasant garden views.

The first-floor lounge enjoys an elevated position, creating a bright and inviting living space with an attractive outlook over the rear garden. All three bedrooms are generously proportioned, with the principal bedroom benefiting from a contemporary en-suite shower room.

The family bathroom is finished to a high standard and features a modern suite complemented by a stylish freestanding roll-top bath, offering a touch of luxury. Further benefits include UPVC double glazing, gas central heating, an integral garage and a private driveway providing off-street parking.

Conveniently located close to Wakefield and Leeds, with excellent commuter links, local amenities and well-regarded schools nearby, this superb home combines modern living with everyday practicality.

Properties of this quality and location rarely remain available for long, and early viewing is highly recommended.

Ground Floor

Entrance Hall
16'4" x 3'4"
Access to the WC, Office, kitchen diner and the stairs leading to the first floor. Tiled effect flooring. Central heated towel rail. UPVC double glazed window to the side elevation.

Office
10'3" x 7'5"
This room used to be part of the garage, and now can be used as a variety of uses. Wood effect flooring. Central heated radiator.

WC
6'8" x 2'6"
WC with low level flush. Wash hand basin with chrome mixer tap. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

Kitchen Diner
10'8" x 14'4"
With a modern range of high and low level kitchen base units with an integrated oven, hob and extractor hood. Plumbing for washing machine. Space for fridge/freezer. Sink with drainer and chrome mixer tap. UPVC double glazed French doors leading to the rear garden. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

First Floor

Landing
12'10" x 3'1"
Access to bedroom three, living room and the stairs leading to the second floor. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Living Room
14'4" x 14'5"
Wood effect flooring. Central heated radiator. UPVC double glazed French doors leading to the Juliette balcony. UPVC double glazed windows to the rear elevation.

Bedroom Three
12'12" x 7'9"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.







Second Floor

Landing
2'10" x 8'8"
Access to the bathroom and bedroom one and two. Carpeted throughout. Central heated radiator. UPVC double glazed widow to the side elevation.

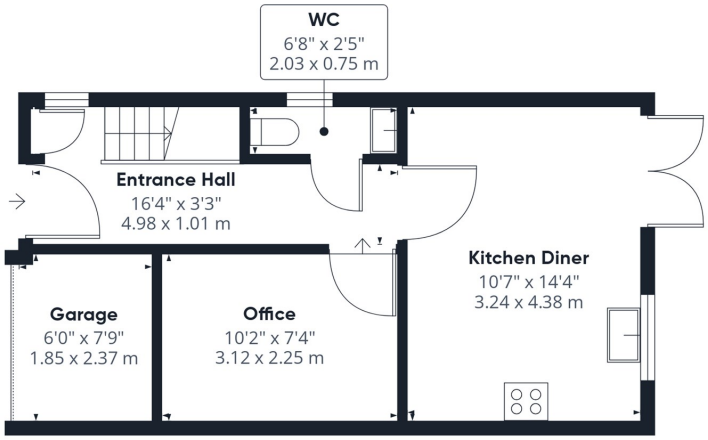
Bedroom One
15'5" x 8'8"
Access to the en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

En Suite
6'4" x 5'5"
A white suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Full height wall tiling. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

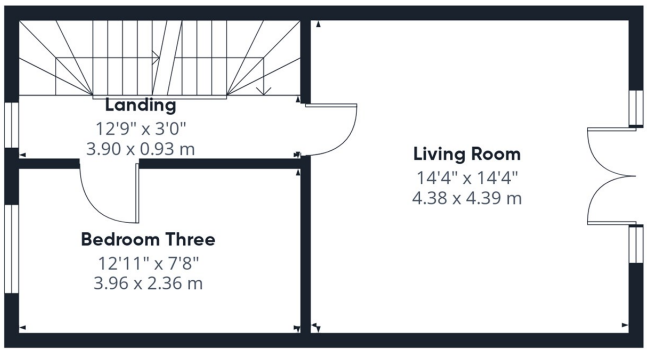
Bedroom Two
11'11" x 10'10"
Access to storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front elevation.

Bathroom
7'9" x 5'7"
A white suite comprising of panel bath with chrome taps and shower attachment. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated towel rail. UPVC double glazed frosted window to the side elevation.

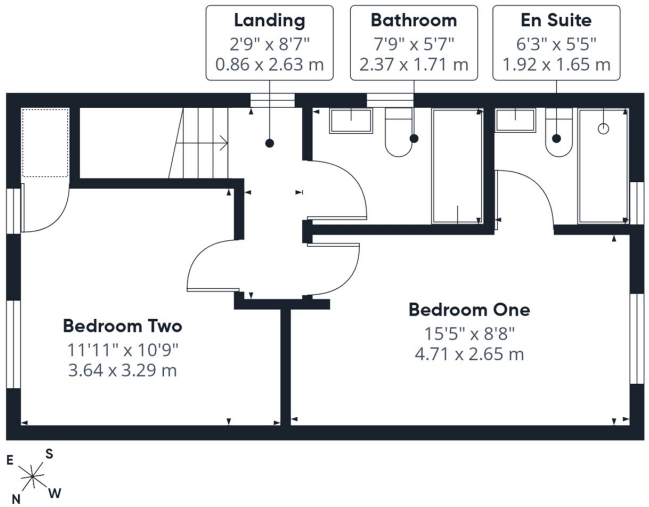
External
To the front, the property is approached via a private driveway providing off-street parking and leading to an integral single garage with up-and-over door. A low-maintenance gravelled frontage enhances the kerb appeal. A pathway leads to the main entrance, with external lighting and gated side access to the rear garden.
To the rear, the property enjoys a fully enclosed and family-friendly garden, offering an excellent degree of privacy. The garden is predominantly laid to lawn and complemented by a generous timber decked seating area, providing the perfect space for outdoor dining, entertaining and relaxing. Enclosed by timber fencing and mature boundary walls, the garden offers a safe environment for children and pets, with direct access into the property via French doors.



Floor 0



Floor 1



Floor 2

Approximate total area(1)

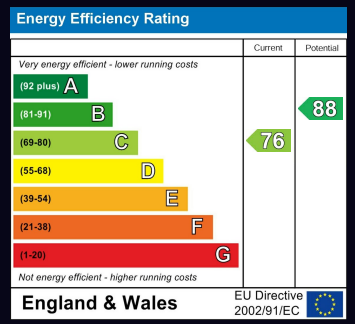
1088 ft²

101.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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