



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Westgate Lane
Lofthouse, Wakefield



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Offers Over £588,000

YORKSHIRE FINEST IS PROUD TO PRESENT THIS REMARKABLE SIX-BEDROOM DETACHED FAMILY HOME, ACCOMPANIED BY A SPACIOUS GARAGE BLOCK WITH AN ADJOINING WORKSHOP AND A SELF-CONTAINED ANNEX ABOVE. NESTLED IN A HIGHLY SOUGHT-AFTER RESIDENTIAL AREA ON THE EASILY ACCESSIBLE NORTHERN FRINGE OF WAKEFIELD, THIS PROPERTY EPITOMIZES THE PERFECT BLEND OF LUXURY, CONVENIENCE, AND COMFORT.

The property offers generous and adaptable accommodation, beginning with a side entrance hallway that leads into a central dining hall, complete with a charming sitting area. The formal living room, of grand proportions, is situated at the front of the house, providing an impressive space for entertaining and relaxation.

Towards the rear of the property, you will find a spacious L-shaped kitchen that flows seamlessly into a separate utility room. Additionally, the ground floor features a bathroom and a separate shower room/w.c. equipped with a built-in sauna, adding a touch of luxury to everyday living.

Ascending to the first floor, the master bedroom impresses with a contemporary en suite



bathroom/w.c. The remaining bedrooms include four double bedrooms and a single bedroom, all serviced by a well-appointed family bathroom/w.c. Each room is thoughtfully designed to offer comfort and privacy.

To the rear of the property, a detached building houses a large garage on the ground floor, leading into an adjoining workshop. Above this is a one-bedroom annex featuring its own living room, separate dining kitchen, and bathroom/w.c. This annex provides an ideal space for guests, extended family, or even a private home office.

The property is enhanced by meticulously maintained gardens at the front and a delightful sheltered patio garden to the rear and side, perfect for outdoor entertaining and relaxation.

Situated in a highly sought-after residential area, this home enjoys a serene, rural atmosphere while being in an exceptionally convenient location. Residents benefit from easy access to a variety of local shops, schools, and recreational facilities. Additionally, the property offers very convenient access to the national motorway network, making it ideal for commuters and

those who enjoy exploring the wider region.

In summary, this substantial family home combines spacious and flexible living accommodation with luxurious features and a prime location, making it an ideal choice for discerning buyers seeking the perfect balance of rural tranquility and urban convenience.

ADDITIONAL INFORMATION

Tenure: TBC

Council Tax: Band G

EPC: D

What3Words: holly.make.stone

Parking: Driveway, Garage

UTILITIES

Gas: TBC

Electric: TBC

Water & Drainage: TBC

Heating: TBC

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: 4G/5G Available - check with your provider.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

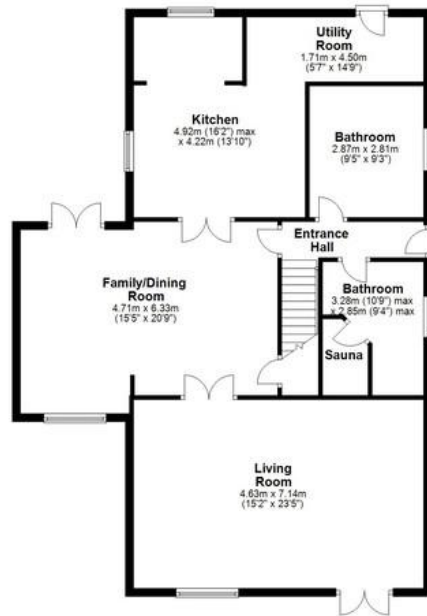
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



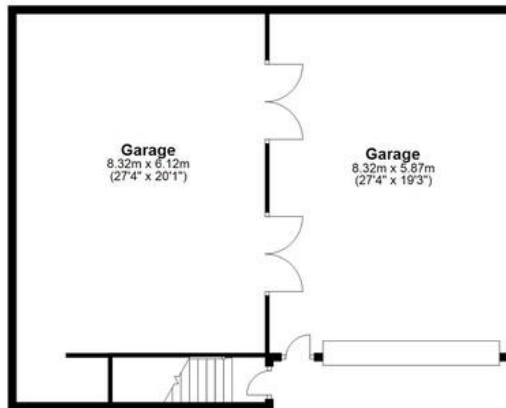
Ground Floor
Approx. 111.6 sq. metres (1201.0 sq. feet)



First Floor
Approx. 99.3 sq. metres (1069.3 sq. feet)



Annexe Ground Floor
Approx. 100.0 sq. metres (1103.0 sq. feet)



Annexe First Floor
Approx. 51.8 sq. metres (557.6 sq. feet)

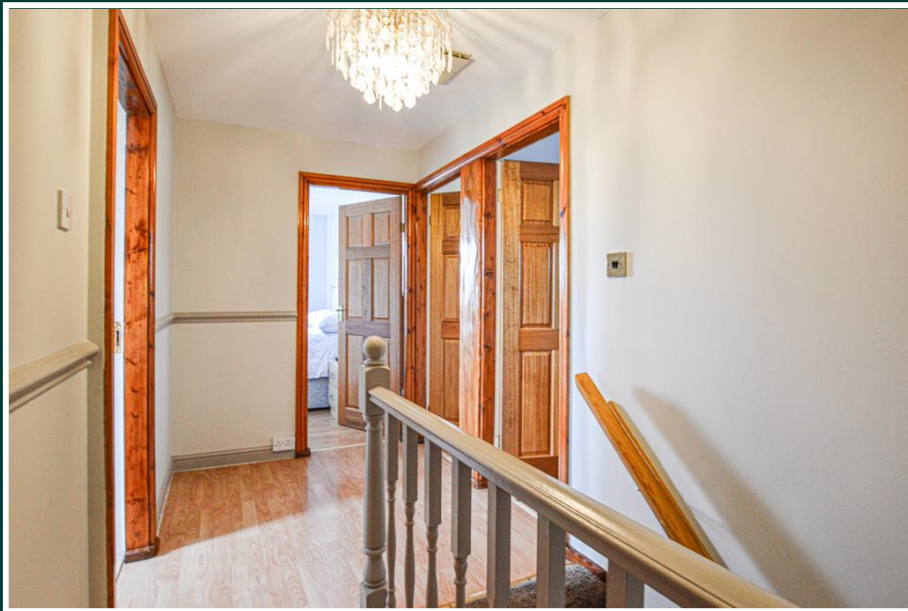


Total area: approx. 370.8 sq. metres (3990.9 sq. feet)



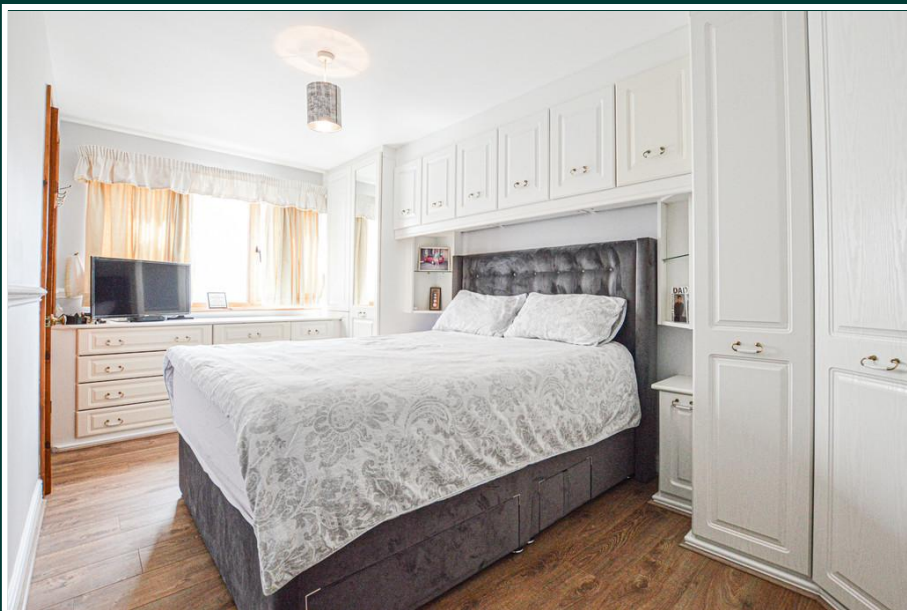


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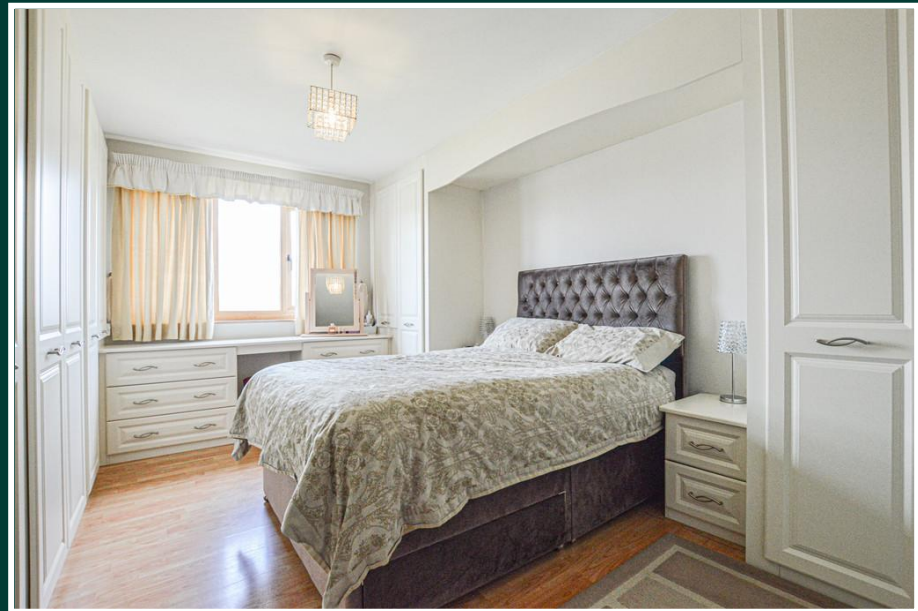
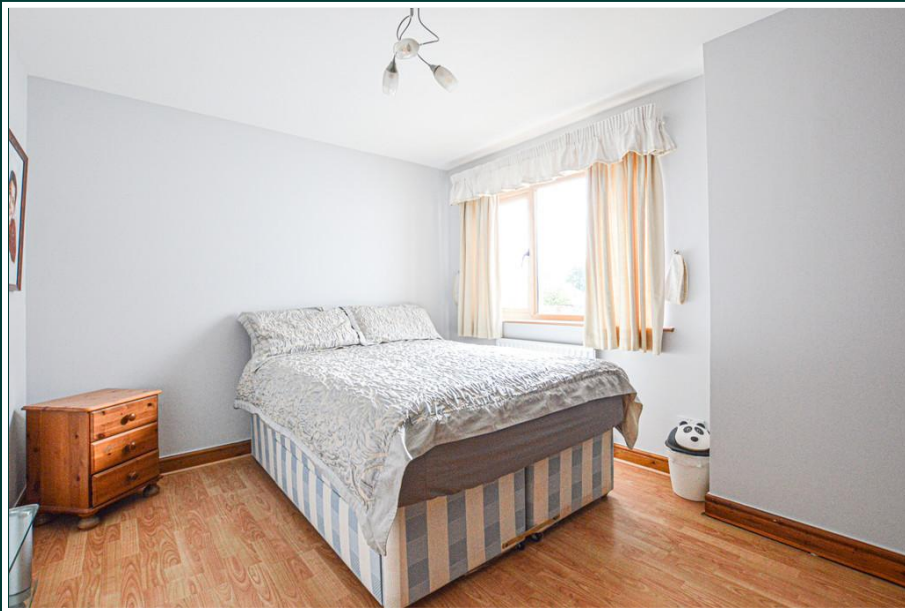


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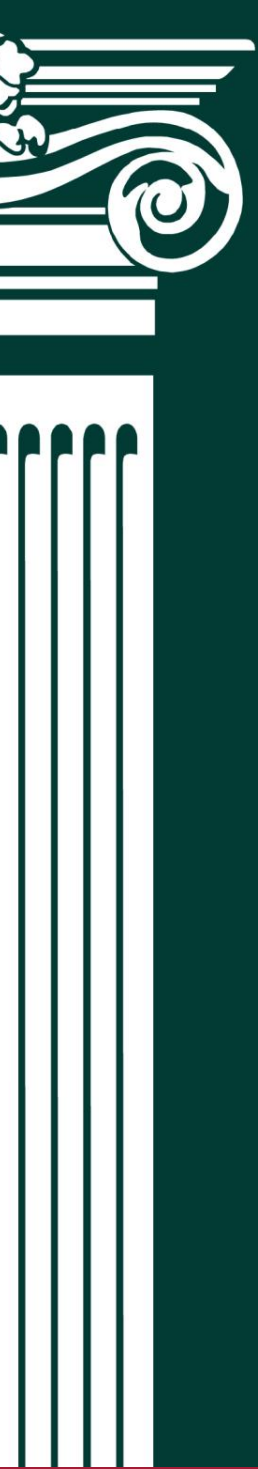


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