



Springfield Grange, Wakefield, West Yorkshire

Luxury home | Detached garage and parking | High specification kitchen/diner/snug | EV charging point | Three double bedrooms | Quiet cul de sac location | Large garden | Still within builder's warranty

3 Bed Detached House | Asking Price: **£325,000**

Rosedale
& Jones 

Springfield Grange, Wakefield, West Yorkshire

DESCRIPTION

NO CHAIN. A significantly upgraded, luxury home which features a large landscaped garden, a detached garage, a high specification dining kitchen and snug, three double bedrooms and ensuite facilities.

Key Features

- Luxury home
- Detached garage and parking
- High specification dining kitchen/snug
- EV charging point
- Three double bedrooms
- Quiet cul de sac location
- Large garden
- Still within builder's warranty



LOCATION

This new residential development on Springfield Grange is located just off of Fanshaw Lane in Wakefield. This significantly upgraded home benefits from very convenient access to Wakefield's City Centre, which provides a wide array of amenities/entertainment facilities all within a short commute by car, or public transportation. This location is also close to the M1 motorway, which opens up quick access routes to Leeds, Barnsley, Huddersfield or Sheffield as required.

EXTERIOR

Front

An attractive front aspect with plenty of curb appeal. Consists of a stone walkway, a small grass lawn and some decorative stone/floral borders. There is off street parking available for two vehicles on the driveway and one more can fit into the detached garage to the rear, if needed. The garage is also very deep and offers plenty of storage capacity.

Rear

A large garden which consists of a grass lawn and a spacious raised Indian stone patio area. The garden is relatively low maintenance and is enclosed on all sides, making it ideal for children and pets alike.

INTERIOR - Ground Floor

Entrance Hallway

Very open, with some space for coats and shoes. Double Glazed UPVC composite door to the front aspect, a Central Heated radiator and premium flooring throughout.

Lounge

4.40m x 3.96m

A beautifully presented living space with panelled feature walls. Large enough to support a range of furniture choices, depending upon your preference. High specification shutters and Double Glazed windows to the front aspect. A Central Heated radiator.

Dining Kitchen

4.00m x 3.30m

A contemporary design, this extremely popular feature is ideal for modern family life and this room tends to act as a focal point for the whole family. An upgraded 'high specification' luxury kitchen with features such as: a Quartz dining table, worktops and upstands, soft close draws, unit LED 'mood' lighting and an inset 1.5l sink and drainer. Fitted appliances (all high specification NEFF) include: a dishwasher, an electric oven, a microwave, a fridge freezer, four gas 'ring' hobs and an extractor fan. Double Glazed windows with premium standard shutters and Double Glazed French doors leading to the rear garden. Two Central Heated radiators.

Snug

3.10m x 3.00m

Enough space for a three seater sofa, with built-in storage units and a media TV port.

Utility Room

'Under the stairs' utility room with space for a washing machine/tumble dryer and some additional storage.

W/C

A very spacious W/C. Features include: a w/c, a wash basin and a towel rail. Central Heated radiator and an extractor fan with isolation switch.

INTERIOR - First Floor

Landing

Bright and open with a Double Glazed window to the side elevation and stylish wall panelling up the stairs and onto the landing area. Central Heated radiator. Loft access

Bedroom One

3.20m x 3.00m

A substantial space which comfortably accommodates a Super-King size bed and additional items of furniture. A stylish, panelled feature wall, a Central Heated radiator and two Double Glazed windows to the rear elevation with high specification shutters. Note: The room also features a dressing area with two built-in mirrored wardrobes which leads into the ensuite

Ensuite

A contemporary design, featuring luxury high end tiling throughout. Features include: a double, walk-in 'rain' shower cubicle, a wash basin, a w/c, an electrical shaving point and an extractor fan with an isolation switch. A designer wall-mounted 'chrome' Central Heated radiator and 'frosted' Double Glazed windows to the rear elevation.

Bedroom Two

3.60m x 3.00m

A large room which can support a double bed and additional items of furniture, as required. Central Heated radiator and Double Glazed windows to the front elevation with premium standard shutters.

Bathroom

A very spacious family bathroom which features luxury tiling, a large bathtub and shower, a W/C, a wash basin and a 'chrome' Central heated towel rail. Charge point for an electrical shaver/toothbrush and an extractor fan with an isolation switch. A 'frosted' Double Glazed window to the rear elevation.

Bedroom Three

3.10m x 2.80m

This room can support a double bed and some additional furniture as needed. Also ideal for a nursery or a home office. Central Heated radiator and Double Glazed windows to the front elevation with high specification shutters.

Unique Reference Number

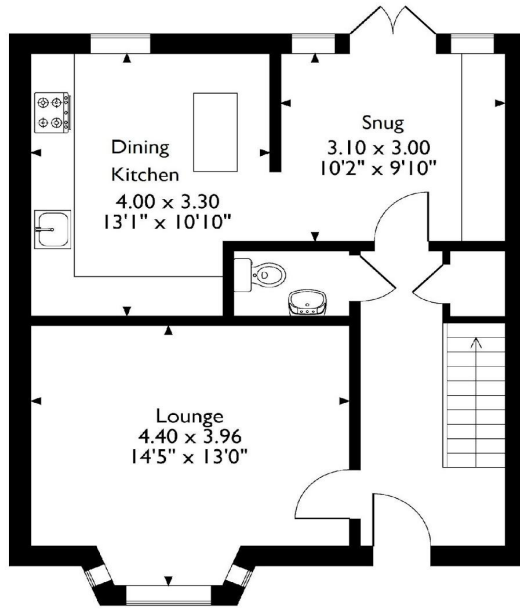
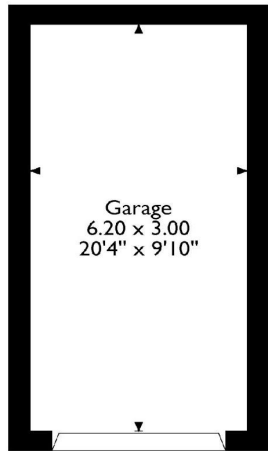
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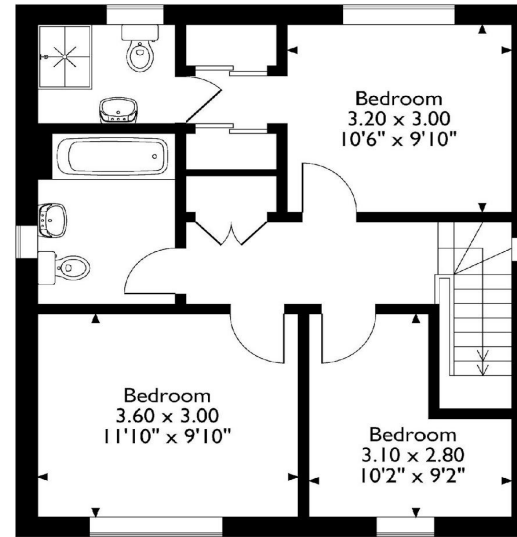
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Springfield Grange, Wakefield, West Yorkshire
 Approximate Gross Internal Area
 Main House = 99 Sq M/1065 Sq Ft
 Garage = 19 Sq M/205 Sq Ft
 Total = 118 Sq M/1270 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | 94 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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