

CROFTERS FOLD · GALGATE · LANCASTER

23 Wharfedale

A four-bedroom semi-detached family home with a south-facing garden

lunevalley ESTATES.

WELCOME HOME

Room to grow, in one of Galgate's most popular spots

Positioned within the ever-popular Crofters Fold development, 23 Wharfedale is an attractive four-bedroom semi-detached family home with generous living space, a lovely south-facing rear garden and an excellent balance between village life and everyday convenience. Well presented throughout with refreshed décor, it has a layout made for modern family living.

KEY FEATURES

- Four-bedroom semi-detached family home
- Popular setting within Crofters Fold, Galgate
- Spacious living room with a pleasant front outlook
- Kitchen and dining space with French doors to the garden
- Principal bedroom with contemporary en-suite
- Family bathroom, landing storage and partially boarded loft
- South-facing rear garden with Indian stone patio
- Single garage and triple driveway





GROUND FLOOR · LIVING ROOM

Space to relax, at the front of the house

4.0m x 3.7m

The entrance hall gives a bright, welcoming first impression, with attractive flooring that flows through much of the ground floor and the staircase rising to the first floor.

The **living room** sits at the front of the house with a pleasant outlook. It is a generous, comfortable room with plenty of space for a good range of furniture.

It works at any time of day: a quiet morning coffee, time together as a family, or settling down at the end of a busy day.

GROUND FLOOR · KITCHEN

The sociable heart of the home

Kitchen/diner 3.4m x 5.1m

To the rear, the **kitchen** is beautifully presented, with Shaker-style cabinetry, generous worktops and a range of integrated appliances.

There is plenty of preparation space for everyday cooking, and it opens straight into the dining area, so whoever is cooking stays part of the conversation.

It is particularly well suited to anyone who enjoys having friends and family round.







GROUND FLOOR · DINING

Open the doors and the garden comes in

There is ample room for a **dining table**, making a sociable setting for everyday meals, relaxed weekend breakfasts and longer evenings entertaining.

French doors open directly onto the rear garden, drawing natural light into the room and linking the kitchen with the outside space.

In the warmer months, throw them open and the garden becomes part of the house, making this a lovely room to spend time in.

FIRST FLOOR

Four bedrooms, flexible for every stage

The staircase rises to the first-floor landing, where **four well-proportioned bedrooms** give room for growing children, visiting family and friends, or a dedicated space to work from home.

Useful storage off the landing keeps everyday essentials tucked away, and there is access to the **partially boarded loft** for further storage.

Principal bedroom: 4.0m x 2.7m
En-suite: 1.6m x 2.7m
Bedroom two: 3.4m x 2.9m
Bedroom three: 3.1m x 2.2m
Bedroom four: 2.0m x 2.7m
Bathroom: 1.9m x 2.0m









FIRST FLOOR · PRINCIPAL SUITE

A private retreat with its own en-suite

Bedroom 4.0m x 2.7m · En-suite 1.6m x 2.7m

The **principal bedroom** is a comfortable and private space to retreat to at the end of the day.

It has its own **contemporary en-suite shower room**, with a glazed shower enclosure, a wall-hung vanity unit and a window over the garden side.

Room for everyone

The second bedroom looks out over the rear garden, and two further bedrooms sit at the front of the house, each offering useful space and flexibility.



Bedroom



Bedroom

Work from home, or another bedroom

The fourth bedroom is currently set up as a home office. The family bathroom serves the other bedrooms and has a three-piece suite.



Bedroom four, currently a home office



Family bathroom



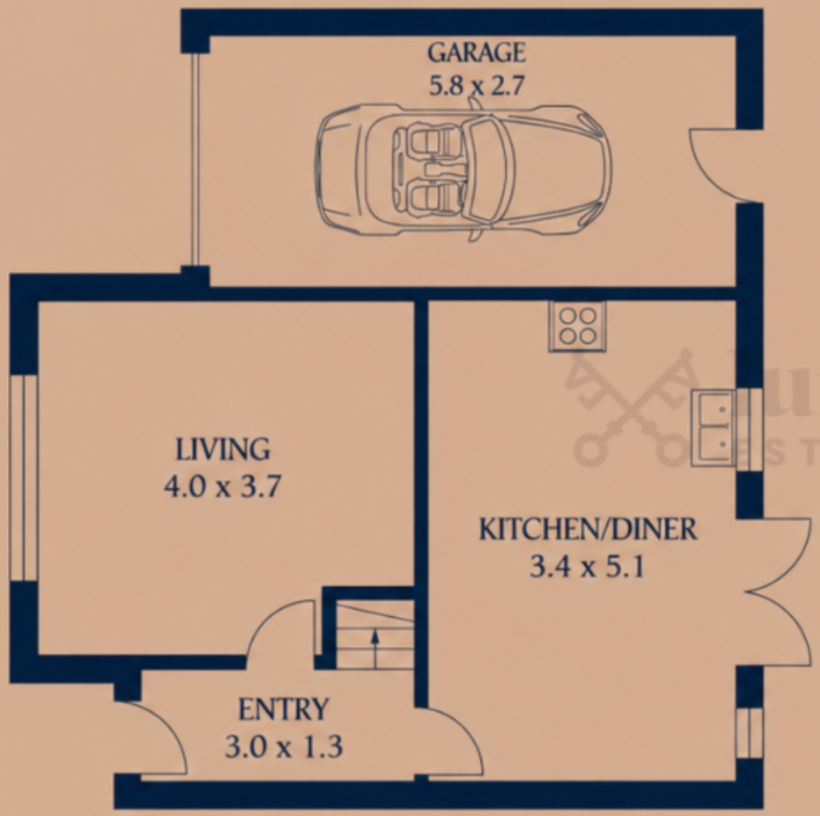


OUTSIDE

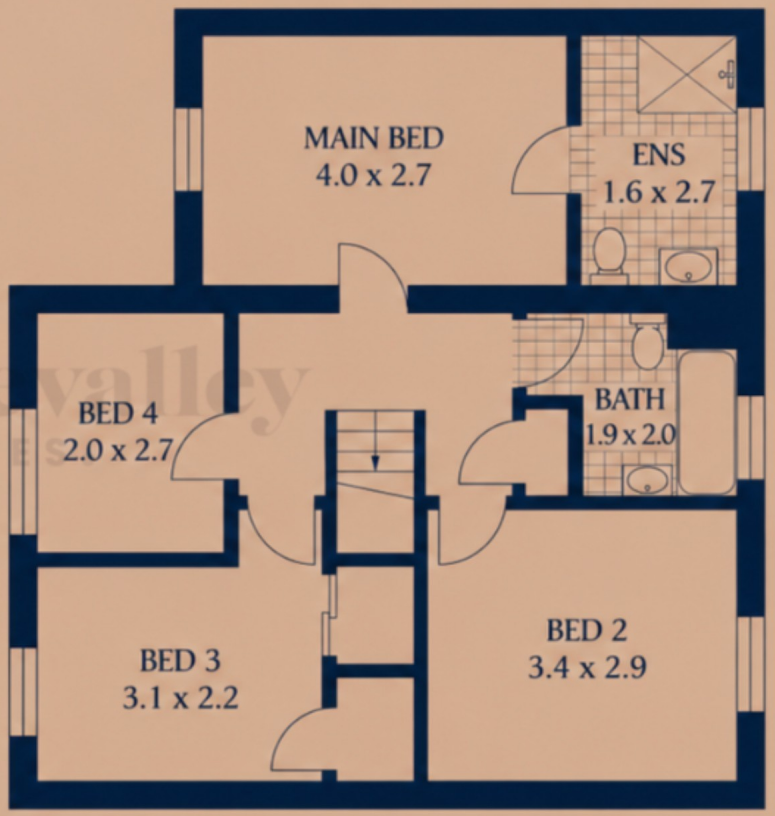
A south-facing garden made for summer

The rear garden enjoys a southerly aspect and sunshine for much of the day. Mostly laid to lawn, it has space for children to play and keen gardeners to enjoy, with an Indian stone patio right outside the French doors for outdoor dining and summer barbecues.

At the front, a **triple driveway** gives off-road parking for several cars. The **garage** has power, plumbing for a washing machine, space for a tumble dryer and a recently replaced rear door into the garden.



GROUND FLOOR



FIRST FLOOR

23 Wharfedale, LA2 0RS

INTERNAL AREA = 102.4 SQ.M - 1,102 SQ.FT

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

LOCATION

Village life, city close by

Galgate is a popular village just south of Lancaster with a welcoming community feel, local shops, places to eat and a well-regarded primary school. Crofters Fold is especially popular with young families, with play areas close by.

The Lancaster Canal is on the doorstep for walking and cycling. The M6 is close at hand, Lancaster University is about a mile away and Lancaster city centre around four miles.

Lancaster city centre offers a wider choice of shopping, restaurants, leisure and schooling, while the Lune Valley and the coast are close by for days out further afield.

For commuters, the location is exceptionally convenient, with straightforward access to the M6 and the main routes north and south.

Tenure · Freehold

Heating · Gas central heating

Council tax · Band C

Services · Mains electric and water

EPC · C

Parking · Garage and triple driveway

12 · These particulars are a general guide only and do not form part of any offer or contract. All measurements, plans, photographs and descriptions are approximate. Lune Valley Estates Ltd must verify the identity of every purchaser under UK Anti-Money Laundering regulations; a charge of £35 per individual or £50 per company applies.

lunevalley ESTATES.

To arrange a viewing

015242 56625
team@lunevalleyestates.com
lunevalleyestates.com

Unit 8, Willow Mill
Caton, Lancaster LA2 9RA

23 Wharfedale

Galgate, Lancaster LA2 0RS