



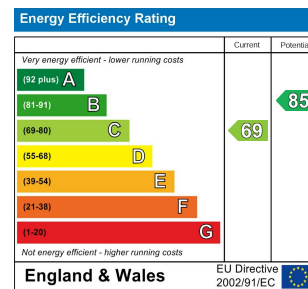
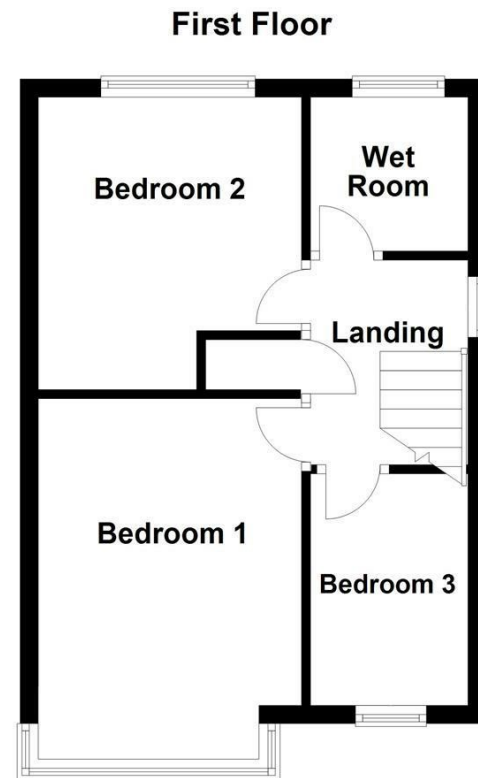
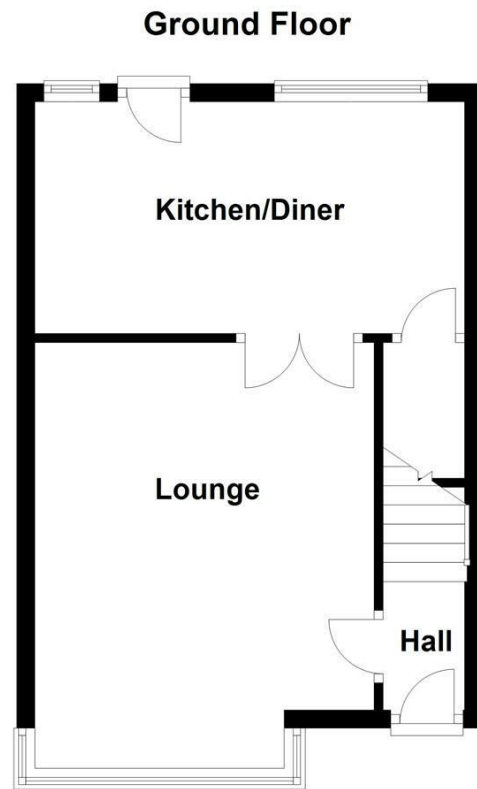
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16 Greenmoor Close, Lofthouse, Wakefield, WF3 3LF

For Sale Freehold £250,000

Situated in a popular part of Lofthouse is this three bedroom semi detached home benefitting from UPVC double glazing and gas central heating. In need of updating however offering huge potential throughout.

The property fully comprises of entrance hall, lounge and kitchen/diner. Stairs to the first floor landing lead to three bedrooms and modern wet room/w.c. Outside, low maintenance gardens to the front and rear with driveway to the side leading to the detached garage.

The property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

Offered for sale with no chain and vacant possession, an ideal home for the working couple or family looking to gain access onto the property market and an early viewing comes highly recommended.

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL

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PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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ACCOMMODATION

ENTRANCE HALL

Composite entrance door, radiator, stairs to the first floor landing and coving to the ceiling. Door to the lounge.

LOUNGE

12'3" x 15'6" [3.74m x 4.74m]

UPVC double glazed walk in bay window to the front, radiator, coving to the ceiling, space for a feature fire and double doors leading into the kitchen/diner.



KITCHEN/DINER

15'5" x 8'4" [4.72m x 2.56m]

Range of wall and base units with work surface over incorporating 1 1/2 sink and drainer with mixer tap, plumbing for a washing machine, integrated double oven and grill and four ring electric hob with cooker hood above. Laminate floor, radiator, UPVC double glazed windows and stable door to the rear.



FIRST FLOOR LANDING

Loft access, airing cupboard, UPVC double glazed frosted window to the side and doors to three bedrooms and the wet room.

BEDROOM ONE

9'6" x 13'10" [2.92m x 4.22m]

UPVC double glazed walk in bay window to the front, radiator and fitted wardrobes to two sides of the wall incorporating dressing table area.



BEDROOM TWO

9'7" x 10'5" [2.93m x 3.2m]

UPVC double glazed window to the rear, fitted cupboard space, radiator and recess ceiling spotlights.



BEDROOM THREE

8'6" x 5'8" [2.60m x 1.75m]

UPVC double glazed window to the front and bulkhead over the stairs.

WET ROOM/W.C.

5'11" x 5'7" [1.81m x 1.71m]

Low flush w.c., electric shower, wash basin, fully tiled walls and fitted seat. UPVC double glazed frosted window to the rear and heated chrome towel radiator.



OUTSIDE

To the front of the property is a low maintenance garden with a further low maintenance flagged garden to the rear and driveway to the side providing off street parking leading to concrete sectional detached garage with up and over door.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.