

Greenmoor Crescent, Lofthouse, Leeds, West Yorkshire, WF3 3QL

Price Guide £180,000

Council Tax Band: C



Situated in a popular and highly convenient location, this property occupies an enviable position at the end of a quiet cul-de-sac with open views over fields to the rear. Ideal for families or those looking to further develop and enhance to create a lovely modernised home for the long term.

Several neighbouring properties have extended to the side and rear of similar homes adding both space and value.

GROUND FLOOR: Entrance hallway accessed via a side door, with staircase leading to the first floor a door leading to the open plan lounge/dining room with large window to the front aspect and feature fireplace. The dining area provides ample space for a dining table and sliding patio doors in turn open out to the rear conservatory.

The kitchen is situated to the side aspect and is fitted with a range of wall & base units with work top spaces incorporating sink & draining units with mixer tap. The kitchen also extends into the conservatory with further fitted units, built in cooker and breakfast bar area.

The property also has a Workshop/Office in the rear with light & power for those requiring a separate working space.

FIRST FLOOR: The Landing gives access to the two double bedrooms and the family bathroom. Bedroom one has been opened up into what would have originally been the third bedroom creating a spacious master bedroom with windows to both the front and side. Bedroom two to the rear is a further double room with attractive views over farmland. Bedroom 3 can easily be re incorporated by reinstating the partition wall.

The bathroom is fitted with a three piece white suite comprising panel bath with shower over, wash hand basin and WC all complemented with tiled walls and floor.



Open House Huddersfield

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	