



**3 Bed
House
located in Lofthouse**

Wynn & Co
Sales and Lettings

8 Green Bank
Lofthouse
Wakefield
WF3 3QN



3



2



2



C

Asking price £375,000

*** EXTENDED OPEN PLAN FAMILY KITCHEN-DINER *** Nestled in the tranquil cul-de-sac of Green Bank, Lofthouse, Wakefield, this modern house offers a perfect blend of comfort and convenience. The extended property boasts a generous living space of 1,222 square feet, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The well-designed layout ensures that natural light floods the interiors, creating a warm and inviting atmosphere. The house features three bedrooms each with fitted wardrobes, providing plenty of room for family members or guests. Additionally, there is a modern bathroom and a ground floor cloaks/WC, designed with contemporary fixtures and finishes, ensuring both style and functionality.

One of the standout features of this property is the extended open plan kitchen-diner offering further living space, which enhances the overall appeal. The outdoor area includes a delightful summerhouse, perfect for use as a home office, peaceful retreat or for business use, allowing you to enjoy the beauty of your surroundings while working or unwinding.

The location offers excellent commuter links, making it easy to access nearby towns and cities. This property is not just a house; it is a home that promises a comfortable lifestyle in a friendly community. With its modern amenities and thoughtful design, this

Entrance Hall

A welcoming entrance hall featuring a light front door with frosted windows that flood the space with natural light. There is a useful under stairs storage cupboard and the hall is neatly finished with a neutral-tone floor that extends throughout the ground floor, creating a cohesive flow.

Living Room

14'1" x 11'9"

A bright and cosy living room with a large window overlooking the front garden. It features a traditional fireplace with a wooden mantelpiece and a small electric stove, flanked by light wood side units. The walls are painted in a soft neutral shade with a subtle patterned wallpaper on the chimney breast, and the floor is laid with warm wood-effect flooring. This room offers a comfortable space for relaxation with ample natural light.

Kitchen/Diner/Family Room

22'1" max x 17'9" max

A spacious open-plan kitchen/diner/family room filled with natural light from skylights and patio doors that lead to the rear garden. The kitchen is fitted with modern white cabinetry and wood-effect worktops, including a central island with seating for two. Integrated appliances include a gas hob, oven, and washing machine. The dining area comfortably fits a table for four, and the family space offers space for a sofa creating a relaxed and sociable environment. The flooring is a light wood-effect that complements the soft green painted walls, creating a fresh and airy feel throughout.

Cloaks / WC

A bright and airy cloakroom with a white WC and a wall-mounted sink. The walls are painted in a soft green lower half with white above, and the room enjoys natural light through a frosted window, creating a fresh and clean space.

Stairs and Landing

Stairs lead off the main hallway to a landing area with a side window light, useful storage / airing cupboard and a loft access hatch. Internal doors feed off to all first floor rooms.

Bedroom 1

11'4" to wardrobes plus recess x 9'9" plus recess

The main bedroom features a large window with peaceful garden views. A wall of fitted wardrobes provides excellent storage, and the room is decorated in calm, muted tones with a feature green accent wall.

Bedroom 2

8'2" max x 8'0" max

A second bedroom with built-in mirrored wardrobes. The room is neutrally decorated with cream walls and carpet, offering a flexible space suitable for children or guests.

Bedroom 3

9'8" plus recess x 8'7" to wardrobes

A third bedroom painted in soft pinks, featuring a fitted corner wardrobe and a window overlooking the garden. The room has light carpeting and provides a cosy bedroom or nursery space.



Bathroom

A modern bathroom finished with light tiles and fitted with a white toilet, pedestal sink, and a bath with a glass shower screen. The bath area features large marble-effect wall tiles and a contemporary black showerhead, creating a stylish and fresh bathroom space.

Rear Garden

A beautifully maintained, private rear garden predominantly laid to lawn with flower and shrub borders plus a small raised bedded area just outside the patio doors, all enclosed by tall fencing offering excellent privacy.

Front Garden

A well maintained open plan lawned garden and a side driveway offering parking for up to three average sized cars.





Office / Summerhouse

8'10" x 8'8"

A detached office/summerhouse building in the garden, accessed via double doors. This versatile space which is connected with power and light offers room for a home office or a quiet retreat separate from the main house.

Storage

8'8" x 7'7"

The front part of what was originally the garage before being divided off to create an office at the rear. Now great storage space with an up and over garage door.



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 WYNNSALESANDLETINGS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





8 Green Bank, Lofthouse, Wakefield, WF3 3QN



GROUND FLOOR
783 sq.ft. (72.8 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1222 sq.ft. (113.5 sq.m.) APPROX.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measured.ie©2025

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

DIRECTIONS

CONTACT

86 Millgate
Ackworth
WF7 7QD

E: sales@wynnandco.co.uk

T: 07901005018

Wynn & Co
Sales and Lettings