



4 Bed
House - Detached
located in New Crofton

Wynn & Co
Sales and Lettings

2 Greenside Court

New Crofton

Wakefield

WF4 1JX



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Asking price £343,000

*** THREE RECEPTION ROOMS AND A BREAKFAST KITCHEN ***
ENERGY EFFICIENT PROPERTY WITH SOLAR PANELS AND BATTERY STORAGE, PLUS EV CHARGER*** Welcome to this charming detached house located in the desirable area of Greenside Court, New Crofton, Wakefield. This delightful property, built in 1995, offers a generous living space of around 1,160 square feet, making it an ideal family home.

As you enter, you will find three spacious reception rooms and a spacious breakfast kitchen that provide ample space for relaxation and entertaining guests. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The house boasts four comfortable bedrooms, perfect for accommodating a growing family or providing guests with their own private space.

The property features a modern bathroom and ensuite shower room, ensuring convenience for all residents. The thoughtful design and layout of the bathrooms enhance the overall functionality of the home.

In addition to its spacious interiors, this house is equipped with solar panels, promoting energy efficiency and sustainability. Furthermore, the inclusion of an electric vehicle (EV) charger adds to the modern conveniences of this property, making it an excellent choice for eco-conscious buyers.

Entrance Hall

The entrance hall leads to a welcoming hallway that provides access to the living areas and stairs to the first floor.

Living Room

13'5" x 13'5"

This spacious living room features a large window overlooking the front garden, flooding the space with natural light. A central fireplace framed by a wooden mantelpiece provides a warm focal point. The soft neutral carpeting and light walls create a comfortable and inviting atmosphere, ideal for relaxing or entertaining.

Dining Room

9'2" x 8'0"

A light and airy dining room connects seamlessly to the living room through an arched opening. With French doors that open directly onto the rear garden, this room offers a lovely view and easy access to outdoor space. The room is finished with soft carpeting and subtle wallpaper featuring a gentle nature-inspired pattern, making it ideal for family meals and entertaining.

Kitchen/Breakfast Room

12'0" x 9'2"

The kitchen/breakfast room is fitted with a range of wooden cabinets offering ample storage, complemented by a practical work surface and tiled flooring for easy maintenance. A large window above the sink overlooks the garden, filling the room with natural light. The kitchen includes integrated appliances and a breakfast bar with seating, perfect for casual dining and food preparation. A door leads through to the utility room, which houses additional appliances and provides access to the rear garden and a convenient downstairs WC.

Utility Room and WC

4'11" x 4'10"

This handy utility room provides space for laundry appliances and additional storage. A side door offers access to the outside.

Cloakroom / WC

Downstairs WC fitted with a wash basin and toilet for convenience.

Office

10'5" x 8'

Previously a garage which has been converted into a quiet workspace with a large window allowing natural light to fill the room, complemented by neutral decor, fitted cupboards, desk, and built-in shelving for storage.

Landing

Upstairs, the landing provides access to all bedrooms and the family bathroom. There is also useful storage space tucked under the stairs, helping to keep the home organised.

Bedroom One

11'5" x 10'5" to wardrobe fronts

The primary bedroom is a generous space featuring a large window overlooking the front of the property. It benefits from a built-in wardrobe with mirror-fronted doors.

Ensuite Shower Room

Ensuite shower room includes a walk-in shower, toilet, and wash basin, finished with neutral tiles and a window for natural light.



Bedroom Two

11'5" x 10'1" max

Bedroom two is a spacious double room with a large window overlooking the rear garden, providing ample natural light. The room is currently used as a crafting room and secondary office.

Bedroom Three

13'8" x 8'1" Max

Third double bedroom with two windows offering lots of daylight, situated at the front of the property.



Bedroom Four

8'9" max x 8'8" max

Spacious L-shaped room with light decor, suitable as a children's room or guest room.



Family Bathroom

6'10" x 6'2"

The family bathroom is fitted with a bath and overhead shower, wash basin, and toilet. The walls are tiled with a decorative border, and a window provides natural light and ventilation.

Rear Garden

The garden offers a private and well-maintained outdoor space with a paved patio area ideal for seating and alfresco dining. Beyond the patio, the lawn is bordered by mature planting and a pathway running along one side, creating a peaceful setting to relax or entertain. At the front of the property is a double width driveway with a EV charger.

EXTERNAL STORE

8' x 6'5"

The rear part of what was the garage has been separated from the house and offers fantastic storage space, with an external door, housing the inverter and battery storage for the solar panels.

Misc

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.
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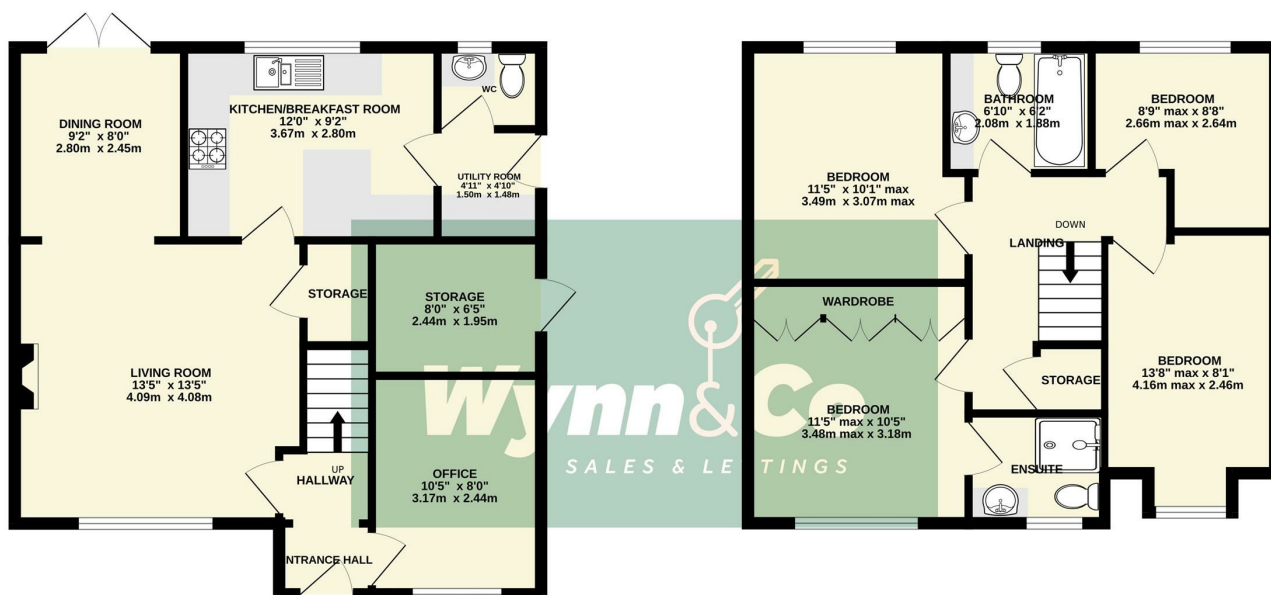


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GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.

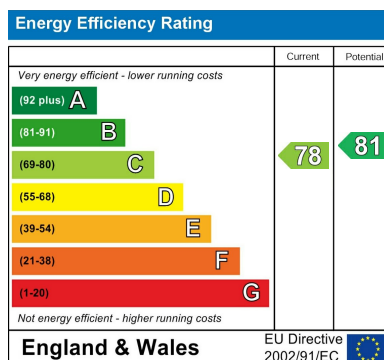
1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



FOUR BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA : 1160 sq.ft. (107.7 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

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