



**Offers over £270,000**

**TENURE : FREEHOLD**

**Temple View, Lofthouse, WF3**

**Bedrooms : 4**

**Bathrooms : 1**

**Reception Rooms : 1**

**Beautiful four-bedroom end terrace home**

**Spacious accommodation set over three floors**

**Stylish and well-presented throughout with a modern neutral décor**

**Contemporary dining kitchen with integrated hob**

**oven**

**and dishwasher**

**Movenowproperties.com LTD**  
10 Rishworth street, Wakefield, WF1 3BY  
[info@movenowproperties.com](mailto:info@movenowproperties.com) |

01924 249349

  
**MoveNow**  
**Properties**

Website: <https://movenowproperties.com>

MoveNowProperties are proud to present this beautifully appointed four-bedroom end terrace home, offering spacious and versatile accommodation set over three floors. Finished to a high standard throughout, this stunning property perfectly combines modern style with practical family living, and is ideally located within a popular and sought-after area of Lofthouse.

## **Ground Floor**

### **Living Room**

A generously sized and beautifully presented living room positioned to the front of the property. Featuring a modern decorative theme, wood-effect flooring, and an attractive chimney breast recess, this inviting space is perfect for relaxing or hosting guests.

### **Inner Hallway**

Providing access from the kitchen to the first floor, the inner hallway features a staircase rising to the upper levels and a contemporary central heating radiator, maintaining the home's modern finish throughout.

### **Kitchen / Dining Room**

A spacious and contemporary kitchen/dining room forming the heart of the home. Fitted with a range of modern wall and base units complemented by quality work surfaces, the kitchen includes integrated appliances such as a hob, oven, and dishwasher. There is ample space for a family dining table, making it ideal for both everyday living and entertaining.

### **Cellar**

Accessed from the kitchen, the basement cellar provides useful additional storage space, adding practicality to this already spacious home.

## **First Floor**

### **Bedroom One**

An impressive principal bedroom spanning the full width of the property. Stylishly decorated and well-proportioned, this room benefits from a feature fireplace surround and a useful walk-in storage cupboard.

### **Bedroom Four**

A versatile fourth bedroom located to the rear, ideal for use as a nursery, home office, or dressing room.

### **Family Bathroom**

A spacious and luxurious bathroom fitted with a modern white suite comprising bath, wash basin, and WC, alongside a separate walk-in shower enclosure. Finished with contemporary tiling and enhanced by a useful storage cupboard.

### **Landing & Storage**

The landing area provides access to all first-floor rooms and stairs leading to second floor.

## **Second Floor**

### **Bedroom Two**

A large and bright double bedroom occupying the top floor, offering far-reaching views and generous proportions. This room provides excellent flexibility and could serve as an additional principal bedroom or guest suite.

### **Bedroom Three**

A well-proportioned third bedroom, ideal for a child's room, home office, or study.

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## **Second Floor WC**

A convenient addition, fitted with a WC and wash hand basin, serving the second-floor accommodation.

## **Outside**

### **Front Garden**

A low-maintenance front garden finished with paving and decorative gravel, enhancing the property's kerb appeal.

### **Rear Garden**

A generous and enclosed outdoor space, mainly laid to lawn and complemented by a timber decked patio and additional paved seating area. Ideal for entertaining, relaxing, or family use, with space for a garden shed.

## **Parking**

Off-road parking is located to the rear of the property, providing convenient and secure parking.

## **Location**

Situated in the popular village of Lofthouse, this fantastic home enjoys a highly sought-after position with excellent access to a range of local amenities. Nearby areas such as Outwood, Stanley, and Rothwell offer a variety of shops, schools, parks, and dining options.

For commuters, the property is ideally located for access to both Leeds and Wakefield city centres.

Outwood train station provides direct rail links, while excellent bus routes—including the frequent 110 service—offer convenient public transport options.

The property also benefits from easy access to the M1 and M62 motorway networks, making it perfectly positioned for travel across West Yorkshire and beyond.

## **EPC Rating: D**

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band B

Property Type: End Terrace

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road.

Building safety N/A

Restrictions N/A

Rights and easements Access to neighbouring properties

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk

Planning permissions N/A

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Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

### **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**

For further information or to arrange a viewing please contact our offices directly.

### **Free valuations**

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

### **Agents Note**

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

### **DISCLAIMER:**

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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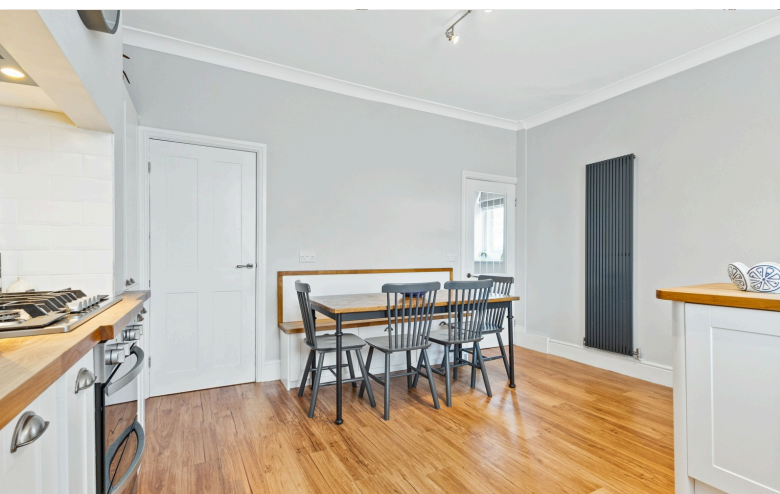
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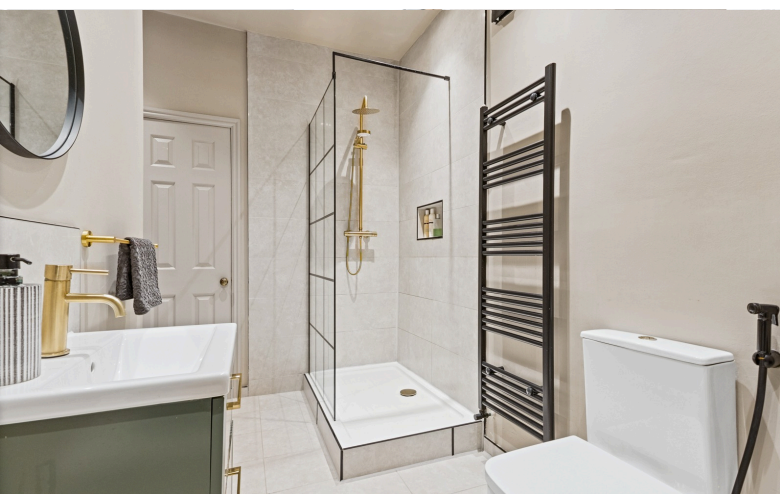
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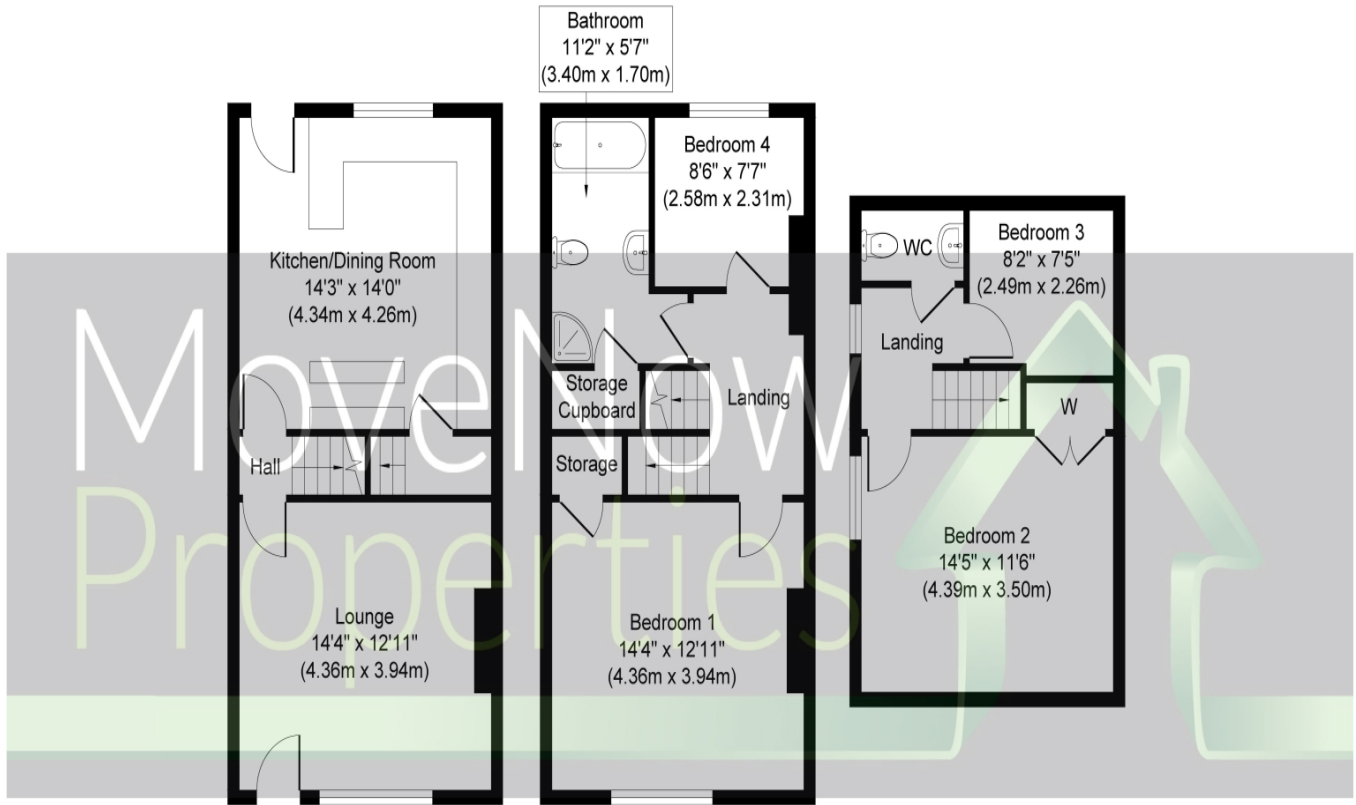


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**Ground Floor**  
 Approximate Floor Area  
 432 sq. ft  
 (40.11 sq. m)

**First Floor**  
 Approximate Floor Area  
 432 sq. ft  
 (40.11 sq. m)

**Second Floor**  
 Approximate Floor Area  
 309 sq. ft  
 (28.73 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Temple View, WF3

