



3 Bed
House - Semi-Detached
located in Lofthouse

14 Greenmoor Close Lofthouse Wakefield WF3 3LF



Asking price £245,000

Nestled in the charming area of Greenmoor Close, Lofthouse, Wakefield, this delightful semi-detached house offers a perfect blend of comfort and convenience. With a living space of 737 square feet, this property is ideal for families or those seeking a peaceful retreat.

The house features a welcoming reception room, providing an inviting space for relaxation and entertaining guests. The three well-proportioned bedrooms offer ample room for rest and personalisation, making it easy to create a home that reflects your style. The bathroom is thoughtfully designed, catering to the needs of modern living.

Built circa 1960, this property boasts a classic charm while still offering the potential for personal updates and improvements. The semi-detached nature of the house ensures a sense of privacy, while still being part of a friendly community.

Greenmoor Close is conveniently located, providing easy access to local amenities, schools, and transport links, making it an excellent choice for those commuting to nearby towns or cities. The surrounding area is known for its pleasant environment, perfect for leisurely walks and family outings.

This property presents a wonderful opportunity for anyone looking to settle in a desirable location in Wakefield. With its spacious layout and potential for personal touches, it is a must-see for prospective buyers or renters alike.

Entrance Porch

UPVC double glazed entrance porch with a tiled floor.

Entrance Hall

Glazed internal door opens from the porch to a hallway with warm wood effect flooring and the staircase leading off.

Living Room

15'8" into bay x 12'2"

The living room is a welcoming space featuring a large bay window that fills the room with natural light. It has warm wooden effect flooring and neutral walls, creating a cosy atmosphere. A charming exposed brick fireplace serves as a lovely focal point. The room provides ample space for seating and connects directly to the kitchen/diner through French style doors.

Kitchen/Diner

15'6" x 8'4"

This kitchen/diner is bright and practical, featuring plentiful white cabinetry with wood-effect worktops that provide generous storage and preparation space. Integrated appliances include a gas hob with extractor hood and an oven, alongside space for freestanding appliances such as a fridge freezer, washing machine, and dishwasher. The dining area comfortably accommodates space a table, benefiting from a large window overlooking the garden that invites natural light in and offers a lovely view. There is also useful storage understairs and a door giving direct access to the rear garden.

Landing

The first-floor landing links all bedrooms and the bathroom, with a built-in storage cupboard providing useful space. The area is carpeted and painted in a light neutral shade, creating a bright and airy feel. Loft access hatch with pull down wooden ladder to boarded loft space.

Bedroom One

13'6" into bay x 9'7"

Bedroom one is a comfortably sized double room featuring a large bay window that lets in plenty of light. The room is carpeted and decorated in soft neutral tones, with space for wardrobes.

Bedroom Two

9'2" x 8'10" to wardrobes

Bedroom two is a well-proportioned double room with a window overlooking the rear garden. It has a carpeted floor and neutral decoration. A wall of built-in wardrobes provides generous storage and helps maximise the room's space.

Bedroom Three

8'5" x 5'7"

Bedroom three is a single room, cosy and bright, with a window to the front. It features a built-in storage cupboard, carpeted flooring, and neutral walls, making it a flexible space for a variety of uses.

Bathroom

5'10" x 5'9"

The bathroom is a neatly presented space with tiled walls in a warm beige tone. It includes a white suite with a bath and overhead shower, a pedestal sink, and a toilet. A frosted window provides natural light and privacy, while a heated towel rail adds convenience.



Rear Garden

The rear garden is a private, low-maintenance outdoor space mainly covered with gravel and bordered by wooden fencing. It features a raised wooden decking area ideal for seating or dining outdoors. There are a few planted beds and mature shrubs that add a touch of greenery and interest. Access is available via a side gate from the driveway, which provides off street parking for numerous cars along with a brick built garage.

Misc

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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.

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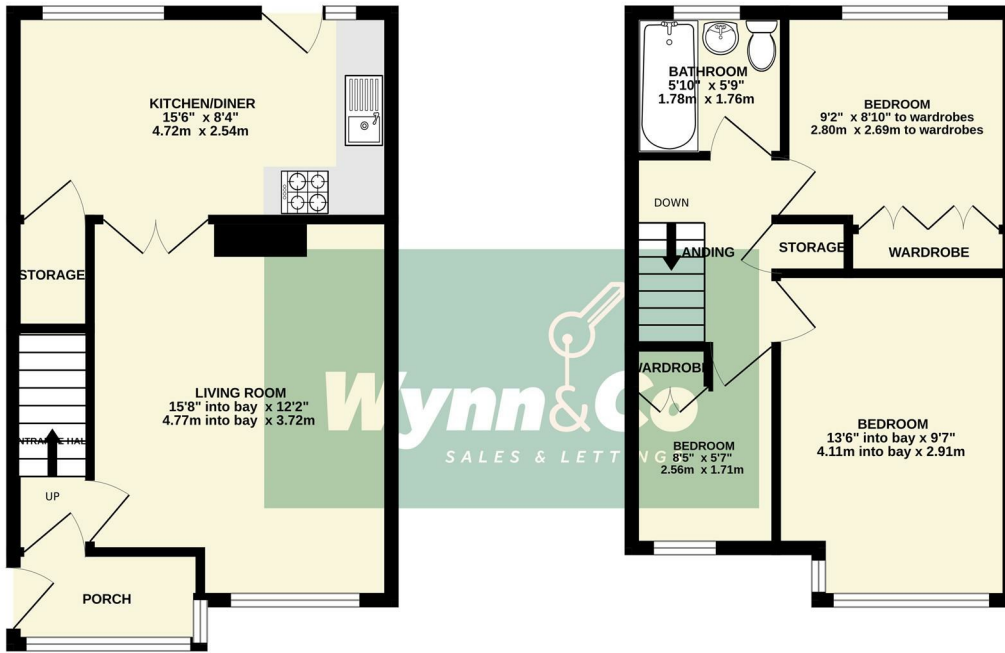


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GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

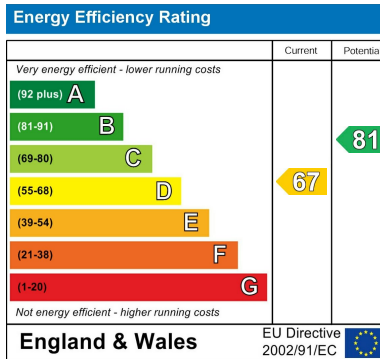
1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



THREE BEDROOM SEMI DETACHED HOME

TOTAL FLOOR AREA : 737 sq.ft. (68.5 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, 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

CONTACT

86 Millgate
Ackworth
WF7 7QD

E: sales@wynnandco.co.uk

T: 07901005018

Wynn & Co
Sales and Lettings