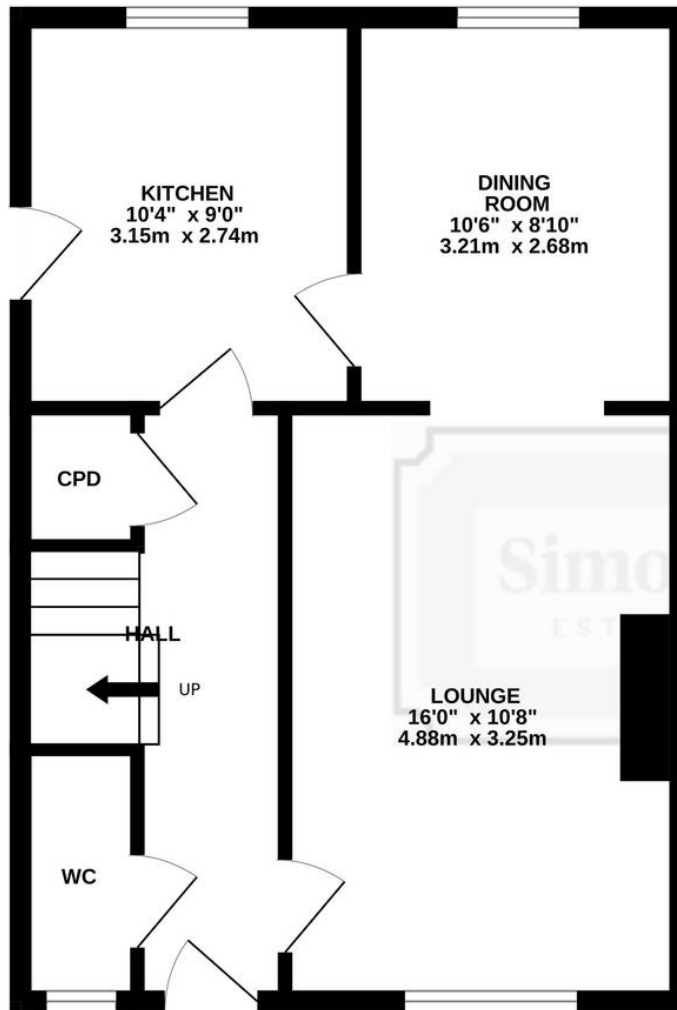




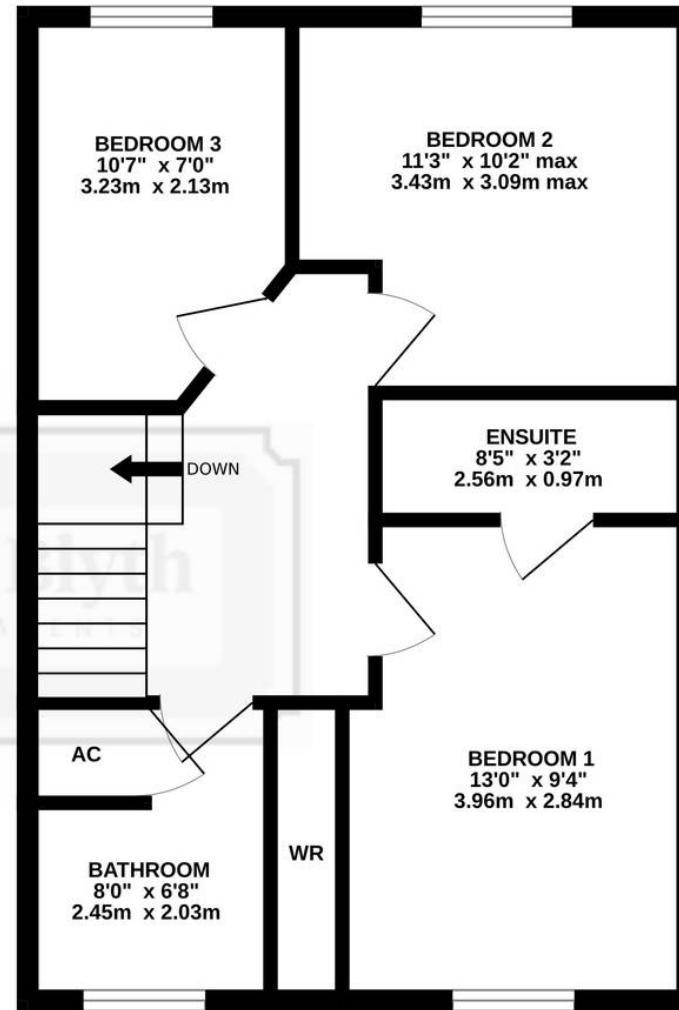
Greenfield Crescent, Grange Moor
Wakefield, WF4 4WA

£350,000

GROUND FLOOR



1ST FLOOR



GREENFIELD CRESCENT

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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20 Greenfield Crescent

Grange Moor, Wakefield, WF4 4WA

A PARTICULARLY SPACIOUS, DETACHED, FAMILY HOME, SITUATED IN THE POPULAR VILLAGE OF GRANGE MOOR. OFFERING THREE WELL-PROPORTIONED BEDROOMS WITH AN EN-SUITE SHOWER TO THE PRIMARY BEDROOM, AS WELL AS A DELIGHTFUL, LOW MAINTENANCE REAR GARDEN BOASTING AMPLE SPACE FOR ENTERTAINING. THE PROPERTY IS LOCATED IN CATCHMENT FOR WELL REGARDED SCHOOLING AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises entrance hall, downstairs WC, lounge, kitchen and formal dining room to the ground floor. To the first floor, there are currently three double bedrooms, one with en-suite facilities, and the house bathroom. Externally to the front is a substantial driveway providing off-street parking for multiple vehicles, and to the rear of the property is a low maintenance and enclosed garden which features a flagged patio area, lawn and raised decked area.

Tenure Freehold.
Council Tax Band C.
EPC Rating C.



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed, composite front door with obscure glazed inserts and leaded detailing. The entrance hall features an adjoining double-glazed window with obscure glass and leaded detailing to the front elevation, high-quality flooring, two ceiling light points, decorative coving, and a radiator. A kite-winding staircase with wooden banister and traditional spindle balustrade proceeds to the first floor and doors provide access to the lounge, downstairs WC, kitchen and enclosing a useful understairs cloaks cupboard.

DOWNSTAIRS WC

3' 0" x 7' 2" (0.91m x 2.18m)

The WC features a modern, white, two-piece suite comprising a low-level WC with push-button flush and a pedestal wash hand basin with attractive tile splashback and chrome monobloc mixer tap. There is contrasting tile flooring and matching skirting, a circular porthole style window with double-glazed insert and leaded detailing, a chrome ladder-style radiator, inset spotlighting to the ceiling and an extractor fan.





LOUNGE

16' 0" x 10' 8" (4.87m x 3.25m)

The lounge is a generously proportioned, light and airy reception room which is decorated to a high standard and features decorative coving to the ceiling, a central ceiling light point, a radiator, and a bank of double-glazed windows with leaded detailing to the front elevation. There is a doorway which leads seamlessly into the formal dining room and the focal point of the room is the living flame effect gas fireplace with attractive granite inset and hearth and timber mantel surround.

FORMAL DINING ROOM

10' 6" x 8' 10" (3.20m x 2.69m)

The dining room is decorated to a high standard with coving to the ceiling, a radiator, a central ceiling light point, a bank of double-glazed French doors to the rear elevation which provide access out to the gardens, and a door leading into the kitchen.



KITCHEN

10' 4" x 9' 0" (3.14m x 2.74m)

The kitchen features a wide range of fitted wall and base units with complementary work surfaces over, which incorporate a one-and-a-half-bowl, composite Lamona sink and drainer unit with chrome mixer tap. There are high-quality, built-in NEFF appliances, including a four-ring ceramic induction hob with canopy-style cooker hood over, a slide-and-hide oven, a fridge freezer, a dishwasher, a shoulder-level microwave combination oven, a wine cooler, and a washing machine. Additionally, the kitchen features attractive tiling to the splash areas, under-unit lighting, inset spotlighting to the ceiling, an anthracite vertical column radiator, and high-quality laminate flooring. There is a double-glazed, composite, external door with obscure glazed inserts to the side elevation and a bank of double-glazed windows with tiled sills to the rear elevation, offering pleasant views over the gardens.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the kite-winding staircase from the entrance hall, you reach the first floor landing, which features a bank of double-glazed windows to the side elevation, a ceiling light point, a wooden banister with spindle balustrading over the stairwell head, and a loft hatch providing access to a useful attic space which is boarded out and has lighting, insulation and a loft ladder in situ. Doors provide access to three bedrooms and the house bathroom.

BEDROOM ONE

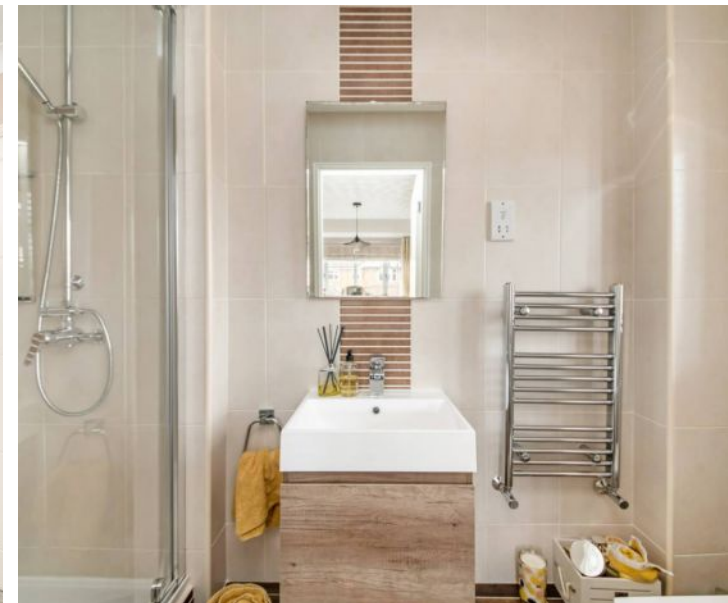
13' 0" x 9' 4" (3.96m x 2.84m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is decorative coving to the ceiling, a ceiling light point, a radiator, and a bank of fitted wardrobes with hanging rails, shelving and glazed display shelving in situ. A door leads into the en-suite shower room.

BEDROOM ONE EN-SUITE SHOWER ROOM

8' 5" x 3' 2" (2.56m x 0.96m)

The en-suite features a modern, white, three-piece suite comprising a fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment, a broad wall-hung wash hand basin with chrome monobloc mixer tap and vanity drawer beneath, and a low-level WC with push-button flush. There is tiled flooring, attractive tiling to the walls, inset spotlighting to the ceiling, a chrome ladder-style radiator, an extractor fan, and a double-glazed window with obscure glass to the side elevation.





BEDROOM TWO

10' 2" x 11' 3" (3.09m x 3.42m)

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation with pleasant views across the property's gardens.

BEDROOM THREE

10' 7" x 7' 0" (3.22m x 2.13m)

Bedroom three is currently utilised as a home office/snug but can accommodate a double or three-quarter bed with space for freestanding furniture. There is high-quality flooring, a radiator, decorative coving, a ceiling light point, and a bank of double-glazed windows to the rear elevation.

HOUSE BATHROOM

8' 0" x 6' 8" (2.43m x 2.03m)

The bathroom features a white, three-piece suite comprising an inset bath with showerhead mixer tap and thermostatic shower over with obscure glazed shower guard and tiled inset, a pedestal wash hand basin, and a low-level WC. There is tiled flooring, tiling to the walls, inset spotlighting to the ceiling, a double-glazed window with obscure glass to the front elevation, a shaver point, a chrome ladder-style radiator, an extractor fan, and a useful airing cupboard which houses the hot water cylinder and provides extra storage for toiletries and towels.



EXTERNAL

FRONT GARDEN

Externally, the property features a tarmacadam, tandem driveway which leads down the side of the property, provides off-street parking for multiple vehicles and leads to the detached garage. The front garden is laid predominantly to lawn with well-stocked and mature flower and shrub beds and a pathway leading to the front door. There is an external up-and-down light to the front and on the detached garage. At the end of the driveway is a gate which encloses the rear garden.

REAR GARDEN

Externally to the rear, the property enjoys a low maintenance and enclosed garden which features a flagged patio area ideal for al fresco dining and barbecuing. The rear garden is laid predominantly to lawn with well-stocked and mature flower and shrub beds, a pathway leading down the side of the detached garage to a pedestrian access door, and to the bottom of the garden is an additional flagged patio which enjoys the afternoon and evening sun and a raised decked area with inset LED lighting. The gardens have fenced boundaries, external lighting, external plug points and an external tap.

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage



VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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