

# MoveNow Properties



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**FOR SALE**

**West Park Homes,**

**WF8 3HY**

**2 Bedroom**

**£125,000**



Movenowproperties proudly presents this charming 2-bedroom park home nestled in the serene locale of Darrington, Pontefract. Boasting a well-appointed layout, this residence invites you to explore its inviting spaces.

- **2 Bedrooms:**
- **Park Home:**
- **Modern & Stylish Finish:**
- **Must Be Viewed to Be Appreciated:**

Step inside through the elegant white uPVC entrance door, welcomed by the warm ambiance of wood effect laminated flooring and the comforting presence of a central heating radiator.

#### **Kitchen / Diner:**

**Measurements: 3.00m x 3.46m (9'10" x 11'4")**

Designed for both functionality and style, this culinary haven features a suite of white wall and base units complemented by laminated roll-top worktops. Equipped with modern conveniences including an electric oven, gas hob, and extractor fan, it offers ample space for culinary creativity. Natural light streams in through white uPVC double glazed windows, illuminating the space.

#### **Living Room:**

**Measurements: 3.46m x 3.75m (11'4" x 12'3")**

Retreat to the cosy embrace of the living room, where laminate wood effect flooring sets the stage for relaxation. Sunlight dances through white uPVC double glazed windows, highlighting the inviting atmosphere. A space primed for leisurely evenings, it offers provisions for a fireplace, adding a touch of elegance.

#### **Bathroom:**

**Measurements: 1.38m x 2.37m (4'6" x 7'9")**

Indulge in luxury within the tranquil confines of the bathroom, adorned with a traditional freestanding roll-top bathtub and pedestal wash hand basin. Fully tiled walls exude sophistication, while a white uPVC double glazed window invites in natural light, enhancing the sense of serenity.

#### **Bedroom One:**

**Measurements: 2.84m x 3.46m (9'3" x 11'4")**

Enjoy the tranquility afforded by the white uPVC double glazed window to the rear elevation, inviting in natural light and serene views. Organizational bliss is at your fingertips with the inclusion of built-in mirrored sliding door wardrobes, seamlessly blending functionality with aesthetics. Stay cozy year-round with the central heating radiator, while the power points conveniently adorn the walls for all your electronic needs.

#### **Bedroom Two**

**Measurements: 1.68m x 2.37m (5'6" x 7'9")**

Illuminated by a white uPVC double glazed window to the rear elevation, this space is bathed in gentle light, creating a serene ambiance. Laminated wood effect flooring adds a touch of warmth and elegance to the room, complemented by the central heating radiator ensuring comfort in any season. Power points are thoughtfully positioned on the walls, catering to your modern lifestyle needs with ease.

**Outside:** A delightful frontage welcomes you, adorned with a paved area and charming flower beds.

Step through the white uPVC entrance door into the inviting porch, where white uPVC double glazed windows offer views of the surroundings.

The rear of the property beckons with an expanse of lush lawn, providing an ideal setting for outdoor gatherings. Access to a freestanding stone shed completes the outdoor experience, offering additional storage space.

### **Mobile Coverage**

Three

O2

Vodafone

EE

### **Satellite / Fibre TV Availability**

BT

Sky

### **Parking**

Allocated parking for 2 vehicles to the side of the park home.

### **Additional Information**

Site Fee's £81.52 per month

### **Council Tax**

Band A – If the park home is to be your main residence.

### **Tenure**

Park homes are neither freehold nor leasehold.

### **EPC Rating:**

N/A Park homes do not require an EPC

### **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.

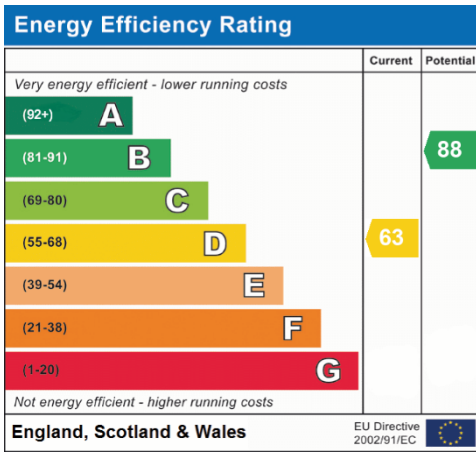
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### **Tenure**

Freehold / Leasehold

### **EPC**



### Viewings

For further information or to arrange a viewing please contact our office on [01924 249349](tel:01924249349) / [01226 593477](tel:01226593477).

### Free valuations

Considering selling or letting your property?

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

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# Floorplan

**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.