

MoveNow Properties



WAKEFIELD OFFICE:

Address: 10 Rishworth Street, Wakefield, WF1 3BY

Web: www.movenowproperties.com

Tel: 01924 249349

Email: info@movenowproperties.com

BARNSELY OFFICE:

Address: 41A Towngate, Mapplewell, S75 6AS

Web: www.movenowproperties.com

Tel: 01226 593477

Email: mapplewell@movenowproperties.com

FOR SALE

Harrison Close, Wakefield

WF1 3FE

3 Bedroom, Detached

£300,000



Movenowproperties proudly presents this exquisite 3 Bedroom detached home, showcasing unparalleled elegance and functionality. Boasting a captivating kitchen/dining/living space, 2 lavish bathrooms, and a serene enclosed rear garden.

- High Specification:
- Stunning Detached Home:
 - Three Bedrooms:
- Contemporary Bathroom/En Suite:
- Open Plan Kitchen/Living/Dining:
 - Driveway & Car Port:

Accommodation briefly comprises:

Entrance Hall

Upon entering, you're greeted by a welcoming entrance hall adorned with a composite front entrance door, leading to the downstairs w.c. and the inviting open plan kitchen, dining, and living room.

Downstairs WC

The downstairs w.c. offers a touch of luxury with its low flush w.c., wash basin, and stylish wood effect vinyl flooring, creating a serene retreat for guests.



Living / Kitchen / Dining Room

Measurements: 32' 6" x 15' 4" (9.91m x 4.67m)

The heart of the home lies in the expansive open plan kitchen/dining/living room, where contemporary design meets functionality. With its sleek two-tone wall and base units, integrated appliances, and bi-folding doors leading to the rear garden, this space is perfect for both entertaining and everyday living.





Utility:

Convenience meets practicality in the utility room, complete with a composite door to the side and plumbing for a washing machine, making household chores a breeze.

Stairs & Landing

Upstairs, the first floor landing leads to the bedrooms and bathrooms, offering tranquillity and ease of access throughout.



Bedroom 1

Measurements: 3.17m x 3.78m (10'4" x 12'4")

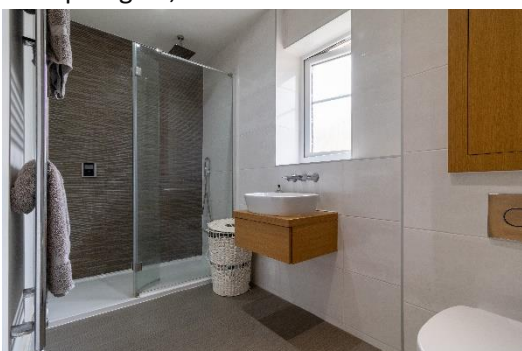
A comfortable retreat the master bedroom features a UPVC double glazed window to the front, providing ample natural light, along with a radiator for added comfort. Additionally, this room boasts a built-in double wardrobe with sliding doors and providing access to the spacious en suite shower room/w.c.



En-Suite

Measurements: 3.14m x 2.17m x 1.58m (10'3" x 7'1")

A luxurious retreat with a thermostatic controlled shower featuring a flush-fitting rainwater head and separate attachment. The space is elegantly appointed with part tiled walls, a wood effect floor, and a heated chrome towel radiator for added comfort. It also includes a wash basin, UPVC double glazed frosted window to the rear, recessed LED spotlights, and a low flush w.c. with concealed cistern.



Bedroom 2

Measurements: 2.47m x 2.80m x 3.4m (8'1" x 9'2" x 11'1")

Featuring a UPVC double glazed window to the front, providing natural light, and a radiator for comfort.



Bedroom 3

Measurements: 2.47m x 2.49m (8'1" x 8'2")

Offering a cosy space with a UPVC double glazed window to the rear, offering views of the garden, and a radiator for added warmth.



Outside:

The property offers a charming front garden with a pathway and driveway leading to a carport, providing parking for two cars.

The rear garden features an attractive lawn and flagged terrace, offering an ideal space for outdoor leisure and entertainment.



Mobile Coverage

Three
O2
Vodafone
EE

Satellite / Fibre TV Availability

BT
Sky
Virgin

Parking

Private Drive & car port

Council Tax

Band D

Tenure

Freehold

EPC Rating: B83

Please contact us for further details of the full EPC

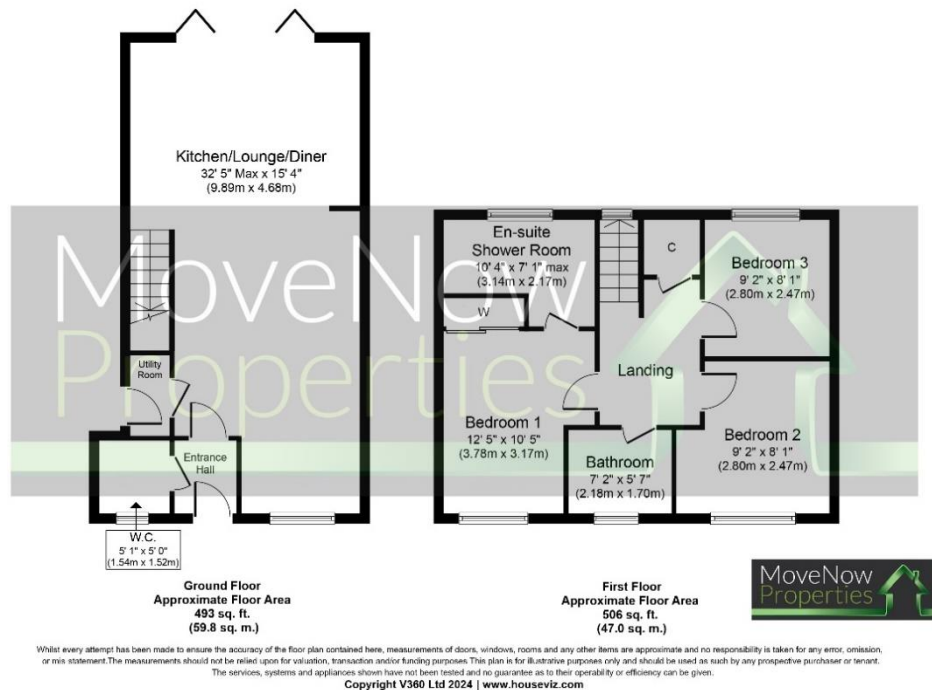
Certificate Number :

Score	Energy rating	Current	Potential
92+	A		94
81-91	B	83	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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.

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