

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

Northfield Lane, Horbury,

Wakefield WF4 5DL

2 Bedroom, End Terrace.

OIRO £150,000



Movenowproperties are delighted to offer this two-bedroom terrace for sale, located in a sought-after area. This home features a modern kitchen and bathroom, neutral decor throughout, and a private enclosed rear garden.

- Two bedrooms
 - End terrace
- Contemporary kitchen
- Private, enclosed rear garden
- Must be viewed to be fully appreciated

Accommodation Briefly Comprises:

Entrance

Featuring a UPVC entrance door with a frosted glass panel above, the entrance leads to stairs going to the first floor and a door opening to the living room.

Kitchen

Measurements: 11' 7" x 8' 0" (3.53m x 2.45m)

The kitchen offers a range of wall and base units with work surfaces, tiled splashback, a stainless steel sink and drainer with mixer tap, a four-ring electric hob with cooker hood above, an electric oven, an integrated microwave, plumbing for a washing machine, recessed spotlights, a vertical towel heater, frosted double-glazed windows overlooking the rear, and a UPVC door opening to the rear garden.



Living Room

Measurements: 14' 2" x 12' 8" (4.32m x 3.85m)

A spacious living room featuring carpet flooring, a radiator, a double-glazed window overlooking the front, and a feature fire with a modern surround.



Cellar

Measurements: 11' 8" x 7' 11" (3.55m x 2.42m)

Carpeted stairs lead from the living room down to the cellar, which features a frosted double-glazed window overlooking the rear, a radiator, and lighting. This space also houses the boiler and electrics.

Stairs and Landing

Featuring carpet flooring and a handrail, with doors leading to the bedrooms and bathroom.

Bedroom 1

Measurements: 10' 3" x 7' 5" (3.13m x 2.26m)

A double bedroom with carpet flooring, a radiator, a useful storage cupboard with shelving and a hanging rail, and a double-glazed window overlooking the front.



Bedroom 2

Measurements: 10' 3" x 7' 5" (3.13m x 2.26m)

Featuring carpet flooring, a radiator, a double-glazed window overlooking the rear, and a loft hatch.



Bathroom

Measurements: 7' 1" x 7' 0" (2.16m x 2.13m)

Includes a low flush WC, a pedestal wash basin, a shaped bath with shower and glass shower screen, a frosted double-glazed window overlooking the rear, a chrome towel heater, and fully tiled walls.



Outside

The front of the property offers on-street parking. The rear features an enclosed garden with a lawn, wall boundaries, and well-established shrubs. There is also a pedestrian right of way for one neighbouring property.



Broadband connection

Fibreoptic

Mobile Coverage

Three

O2

Vodafone

EE

Satellite / Fibre TV Availability

BT

Sky

Parking

On Street Parking

Council Tax

Band A

Tenure

Freehold

EPC Rating: E53

Please contact us for further details of the full EPC

Tenure

Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		

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

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

Free valuations

Considering selling or letting your property?

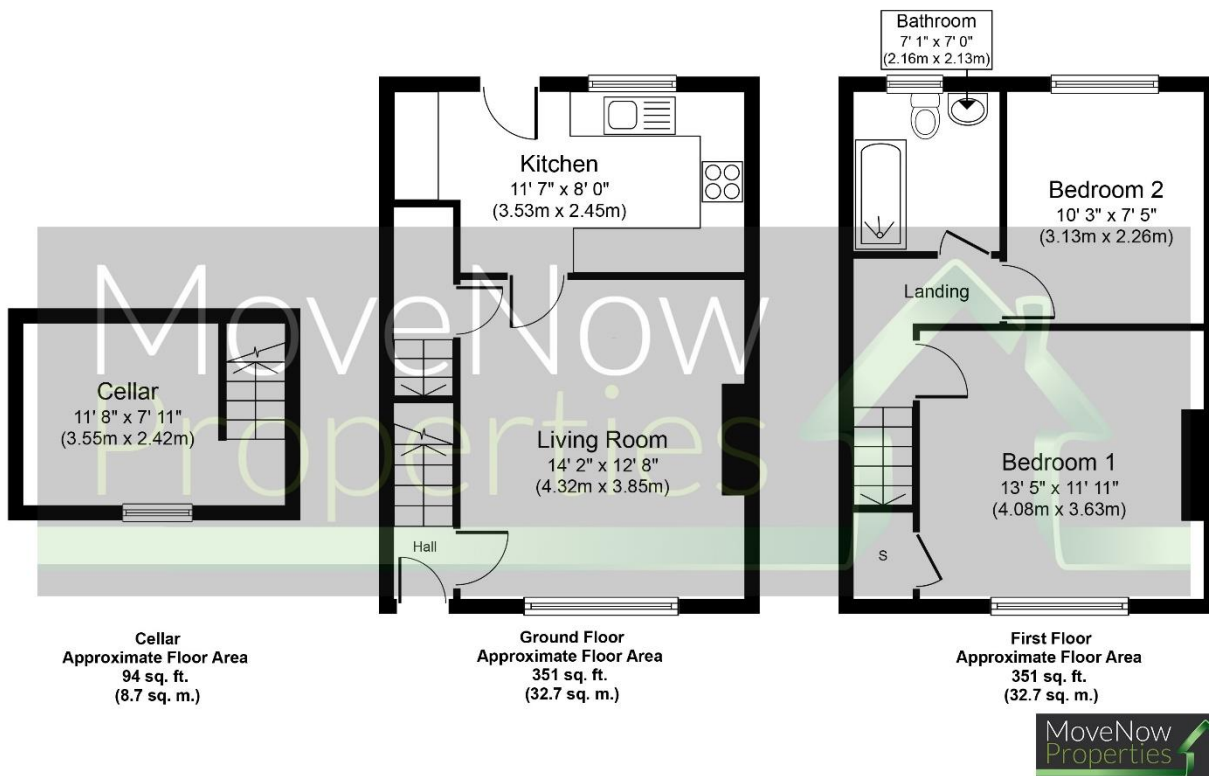
For a free valuation on your property please do not hesitate to contact us:

01924 249349

info@movenowproperties.com www.movenowproperties.com

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.



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. Copyright V360 Ltd 2024 | www.houseviz.com

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.