

MoveNow Properties



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FOR SALE

Park Hill Way, Wakefield,

WF1 5FS

3 Bedroom, End Terrace

£245,000



Movenowproperties are pleased to present this delightful three-bedroom end terrace home for sale. This charming stone-built property boasts numerous upgrades. Benefitting from a downstairs WC, a spacious living room, a well-designed kitchen/dining area, two bathrooms, an enclosed rear garden, and drive offering off-road parking. This home must be seen to be fully appreciated.

- Stone-built construction
 - Three bedrooms
 - Terraced layout
- Two modern bathrooms
- Numerous additional upgrades
- Well-equipped kitchen with integrated appliances
 - Convenient downstairs WC
 - Enclosed rear garden for privacy
- Private driveway offering off road parking

Accommodation briefly comprises:

Entrance Hall

The entrance hall features stylish LVT flooring, a radiator, and a practical storage cupboard. Stairs lead to the first floor, and doors open to the kitchen, living room, and downstairs WC.



Kitchen/Dining Room

Measurements: 13'10" x 8' 8" (4.22m x 2.63m)

This upgraded and well-designed kitchen / dining room boasts tiled flooring, modern wall and base units, quartz work surfaces, and upstands. It includes plinth lighting, recessed spotlights, an integrated oven and grill, a fridge freezer, a dishwasher, a washing machine, and a four ring induction hob with a stylish cooker hood. A large double-glazed window overlooks the front, and a radiator ensures warmth.



Living Room

Measurements: 15'10" x 12'9" (4.83m x 3.88m)

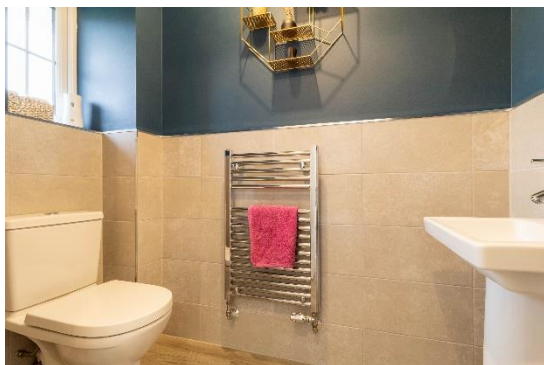
A contemporary living space with modern wall panelling, carpet flooring, radiators, and patio doors that open to the enclosed garden.



Downstairs WC

Measurements: 6'6" x 3'4" (1.97m x 1.01m)

A convenient room featuring LVT flooring, tiled walls, a wash basin, a low flush WC, a frosted double-glazed window overlooking the front, and a chrome towel heater.



Stairs and Landing

Carpeted flooring, a handrail, a loft hatch, and doors leading to the bedrooms and bathroom.



Master Bedroom

Measurements: 10'0" x 9'11" (3.06m x 3.03m)

This spacious double bedroom offers carpeted flooring, a radiator, fitted wardrobes with mirrored sliding doors, a double-glazed window overlooking the front, and a useful open storage space over the stairs.



Ensuite

Measurements: 6'6" x 5'5" (1.97m x 1.65m)

The ensuite features upgraded tiling on the floors and walls, a low flush WC, a wash basin set in a modern vanity, a walk-in shower unit, recessed spotlights, a chrome towel heater, and a frosted double-glazed window overlooking the front.



Bedroom Two

Measurements: 10'0" x 8'3" (3.04m x 2.51m)

A generously sized double bedroom with carpet flooring, a radiator, and a double-glazed window overlooking the rear.



Bedroom Three

Measurements: 10'3" x 7'3" (3.12m x 2.22m)

This cosy bedroom includes carpet flooring, a radiator, and a double-glazed window overlooking the rear.



Family Bathroom

Measurements: 8'2" x 5'6" (2.49m x 1.67m)

Featuring upgraded tiling on the floors and walls, a low flush WC, a wash basin set in a modern vanity, recessed spotlights, a bath with a shower attachment and mixer tap with concealed units, a chrome towel heater, and a frosted double-glazed window overlooking the side.



Outside

The front of the property boasts a driveway offering private off road parking and an EV charger. Side access leads to the enclosed rear garden, which includes a lawn, fenced boundaries, a patio offering a pleasant seating area and an outside water tap.



Broadband connection

Fibreoptic

Mobile Coverage

Three

O2

Vodafone

EE

Satellite / Fibre TV Availability

BT

Sky

Parking

Private Drive for at least 4 vehicles

Council Tax

Band C

Tenure

Freehold

Annual maintenance charge approx. £125 per annum

EPC Rating: B 83

Please contact us for further details of the full EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		95
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/>

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

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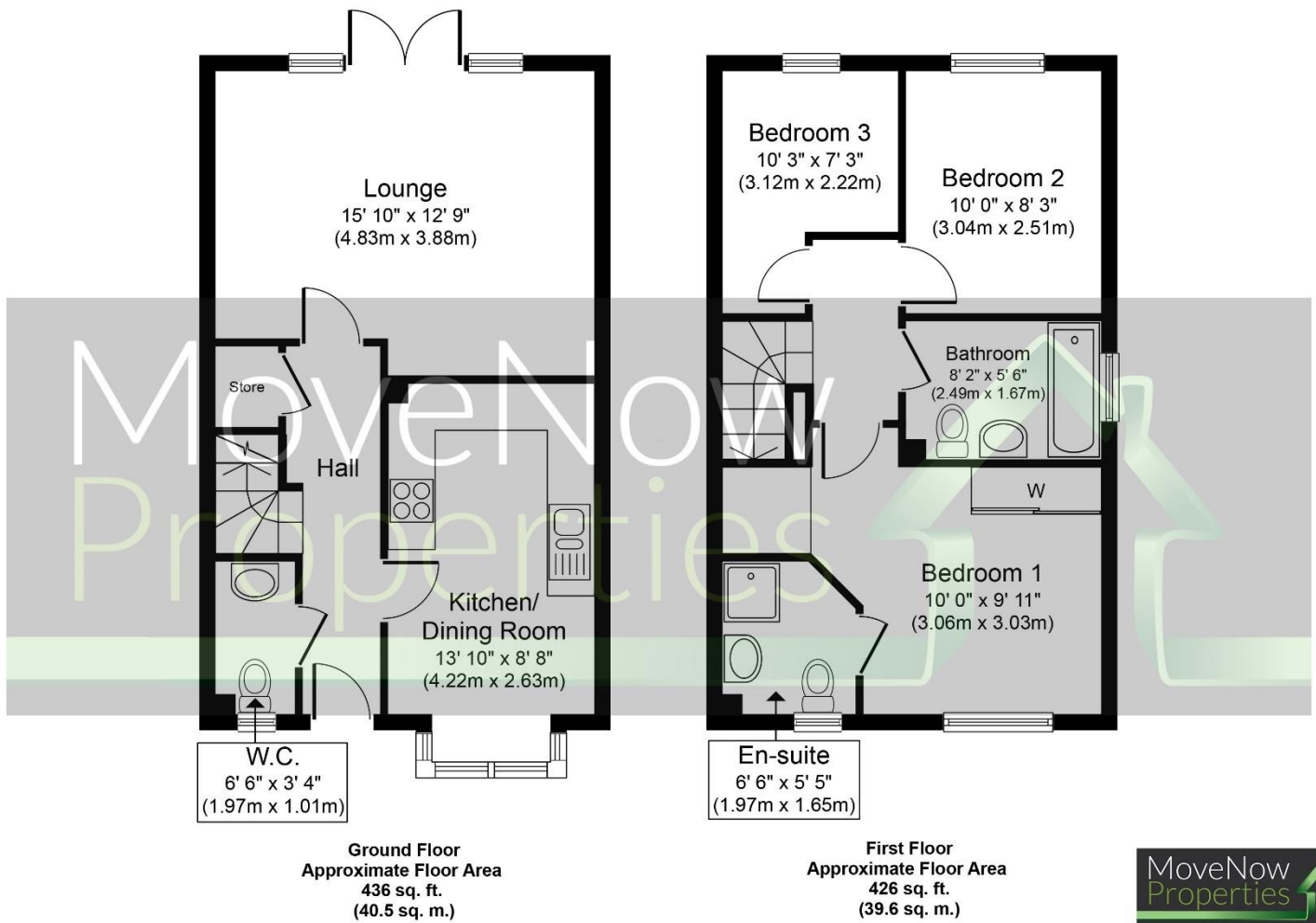
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Floor plans

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.

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