

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

Manor Crescent, Walton,

WF2 6PG

Three Bedroom, Semi- Detached

£260,000-£270,000 Guide Price



Movenowproperties are thrilled to present this delightful 3 bedroom semi-detached home for sale. Boasting front and rear gardens, a private driveway with off-road parking, and a detached garage, this property seamlessly combines elegance and functionality. With its modern interior, generous living spaces, and carefully considered features, this home is certain to appeal to a wide range of buyers.

- **Three Good-Sized Bedrooms:** Spacious and tastefully decorated throughout.
- **Sought-After Location:** Situated in the desirable village of Walton, close to local amenities and transport links.
- **Ample Off-Road Parking:** Resin driveway accommodating several vehicles, leading to a detached single garage.
- **Enclosed Tiered Rear Garden:** Includes a decked and paved patio with canopy, lawn, planted borders, and woodland views.
- **Modern Interior:** Well-maintained with contemporary fittings and fixtures.

Guide Price £260,000 - £270,000

Entrance Hall

The property welcomes you with a composite front entrance door featuring frosted glass panes, leading into a bright and inviting entrance hall. This space includes a radiator, coving to the ceiling, stairs to the first-floor landing, and a frosted UPVC double-glazed window to the side. A door provides access to the living room while stairs lead to the first floor landing.

Living Room

Measurements: 3.65m x 4.3m x 2.62m (11'11" x 14'1")

A spacious and well-lit living room with a UPVC double-glazed window to the front. It features a radiator, coving to the ceiling, and double doors leading to the kitchen diner.



Kitchen/Diner

Measurements: 5.21m x 3.02m (17'1" x 9'10")

This modern kitchen diner is both stylish and functional, offering partial spotlighting and coving to the ceiling. UPVC double-glazed French doors open to the rear garden, complemented by a rear-facing UPVC double-glazed window. The kitchen includes a range of contemporary wall and base units with wooden work surfaces, a ceramic Belfast sink with a mixer tap, tiled splashbacks, and ample space for a gas cooker, slimline dishwasher, and fridge-freezer.



Stairs & Landing

Having carpet flooring, a frosted UPVC double-glazed window to the side, loft access, coving to the ceiling, and doors leading to all bedrooms and the house bathroom.



Bedroom One

Measurements: 3.71m x 3.45m x 3.1m (12'2" x 11'3")

A Nicely sized primary bedroom with a UPVC double-glazed window to the front, central heating radiator, coving to the ceiling, and fitted wardrobes.



Bedroom Two

Measurements: 3.45m x 3.04m x 1.3m (11'3" x 9'11")

This second double bedroom overlooks the rear garden, featuring a UPVC double-glazed window, central heating radiator, and coving to the ceiling.



Bedroom Three

Measurements: 2.38m x 2.04m (7'9" x 6'8")

A well-proportioned third bedroom with a UPVC double-glazed window to the front, central heating radiator, and coving to the ceiling.



House Bathroom/W.C.

Measurements: 1.63m x 2.02m (5'4" x 6'7")

A modern family bathroom with a frosted UPVC double-glazed window to the rear, spotlights to the ceiling, and a chrome ladder-style central heating radiator. It includes a low-flush WC, pedestal wash basin with a mixer tap, a P-shaped bath with a mixer tap, electric shower attachment, and shower screen, complemented by partial tiling.



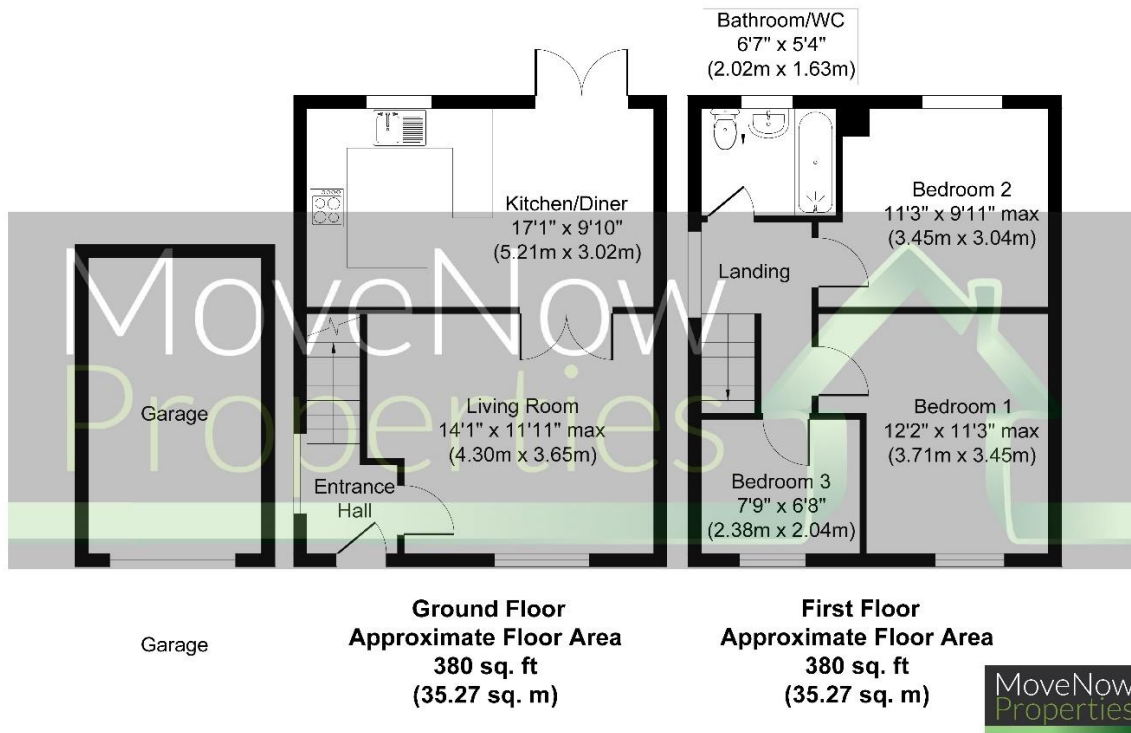
Outside

The property boasts a resin driveway providing off-road parking for several vehicles, leading to a single detached garage with an up-and-over door. A wall surrounds the front garden, with paved steps descending to the entrance. The rear garden is a standout feature, offering a generously sized, tiered layout. The upper tier includes a decked and paved patio area with a canopy, ideal for outdoor dining and entertaining. Paved steps lead to the lower tier, which is predominantly laid to lawn, bordered by planted and slate areas. There is also space for a garden shed or summerhouse. Fully enclosed by timber fencing, the garden benefits from privacy and scenic woodland views.



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.



EPC Rating: C71

Please contact us for further details of the full EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C	71	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Tenure: Freehold

Council Tax Band B

Property Type: Semi Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road, private drive & garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Free valuations

Considering selling or letting your property?

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

HOW MUCH IS YOUR PROPERTY WORTH?

FREE no obligation property valuation

Sales & Lettings

MoveNow Properties

10 Rishworth Street, Wakefield, WF1 3BY
41a Towngate, Mapplewell, Barnsley, S75 6AS

Viewings

For further information or to arrange a viewing please contact our offices directly.

info@movenowproperties.com / mapplewell@movenowproperties.com

www.movenowproperties.com 01924 249349/01226 593477

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.

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.