

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

Woodmoor Drive, Crigglestone,

WF4 3NS

3 Bedroom, Semi -Detached Home

£215,000



Movenowproperties are delighted to present this exceptional three-bedroom semi-detached home for sale. This well-maintained property boasts a detached garage with an electric door, a spacious open-plan living and dining area, three well-proportioned bedrooms, a fully boarded loft with ladder access, and an energy-efficient heat pump. Situated in a highly sought-after location, it offers excellent motorway connections, making it perfect for commuters. The property is available with no onward chain.

- Three-Bedroom Semi-Detached Home – Offering ample space for families or professionals.
- Spacious Open-Plan Living & Dining Area – A bright and inviting space perfect for entertaining.
- Versatile Conservatory/Sunroom – Ideal for relaxation, a home office, or additional living space.
 - Energy-Efficient Heat Pump – Enhancing comfort while reducing energy costs.
- Detached Garage with Power, Lighting & Electric Door – Secure and convenient storage or parking.
 - Fully Boarded Loft with Ladder Access – Providing excellent additional storage space.
 - Highly Sought-After Location – Close to motorway links and local amenities.
 - No Onward Chain – Ensuring a smooth and hassle-free purchase.

Accommodation Briefly Comprises:

Entrance:

Upon entering, the UPVC front door leads into a welcoming hallway with stylish wood-effect laminate flooring, a radiator, and a staircase to the first floor. A door provides access to the spacious living and dining area.

Living / Dining Room

Measurements: 23'4" x 12'4" (7.12m x 3.77m)

A bright and airy reception room, featuring wood-effect laminate flooring, two radiators, a large double-glazed bay window overlooking the front, and patio doors that open into the conservatory. An internal door connects this space to the kitchen.



Kitchen

Measurements: 9'11" x 7'10" (3.03m x 2.13m)

The well-appointed kitchen offers a range of high- and low-level units with complementary work surfaces and tiled splashbacks. It includes a chrome towel radiator, tile-effect laminate flooring, a freestanding cooker with a gas hob, plumbing for a washing machine, and space for a counter-depth fridge. A useful storage cupboard provides additional practicality, while a double-glazed window overlooks the rear garden.



Conservatory

Measurements: 9'0" x 8'4" (2.75m x 2.53m)

The conservatory serves as a versatile space with tiled flooring, lighting, and double-glazed windows that offer pleasant views of the garden. Patio doors open onto the enclosed rear garden, creating a seamless transition between indoor and outdoor living.



Stairs & Landing

Carpeted stairs with a handrail lead to the first floor, where a double-glazed side window allows natural light to filter through. The landing provides access to the three bedrooms and bathroom, as well as a loft hatch leading to a fully boarded loft, complete with a ladder and lighting for convenience. A storage area is also available over the bulkhead.



Bedroom 1

Measurements: 13'4" x 9'3" (4.06m x 2.81m)

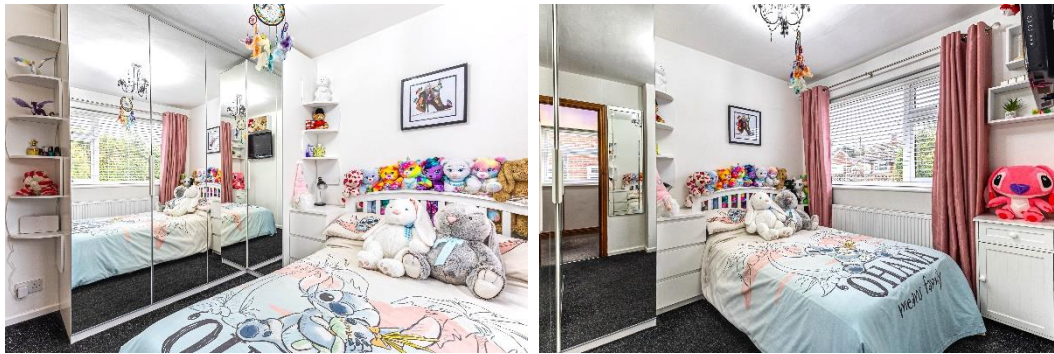
The main bedroom is a spacious double with carpet flooring, a radiator, and a double-glazed front-facing window. It also benefits from fitted wardrobes with mirrored doors.



Bedroom 2

Measurements: 10'5" x 8'7" (3.17m x 2.61m)

The second bedroom, also a double, features carpet flooring, a radiator, a rear-facing double-glazed window, and fitted wardrobes.



Bedroom 3

Measurements: 7'9" x 6'0" (2.35m x 1.82m)

The third bedroom is a well-proportioned space with wood-effect laminate flooring, a front-facing double-glazed window, a radiator, and built-in storage over the bulkhead.



Bathroom

Measurements: 6'7" x 5'4" (2.01m x 1.62m)

The bathroom features a stylish three-piece suite in white, comprising a low-flush WC, a pedestal wash basin, and a bath with an overhead shower and a sleek glass shower screen. A heated towel rail adds warmth and comfort, while a frosted double-glazed window overlooking the rear provides privacy and natural light.



Outside

The front of the property features an attractive, low-maintenance garden with stairs leading to the front door. To the side, a private driveway provides ample off-road parking and leads to the detached garage. The rear garden is private and well-established, featuring mature shrubs and a charming setting for outdoor relaxation.



Garage

Measurements: 18'3" x 8'8" (5.56m x 2.63m)

The garage benefits from an electric up-and-over door, providing convenience and security, along with power and lighting for added functionality.

This fantastic home offers a perfect combination of space, comfort, and convenience in a highly desirable location. Viewing is highly recommended.

Tenure: Freehold
 Council Tax Band B
 Property Type: Semi Detached
 Construction type Brick built
 Heating Type Heat Pump
 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, Garage & Drive
 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.

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89
69-80	C		
55-68	D	65	
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:

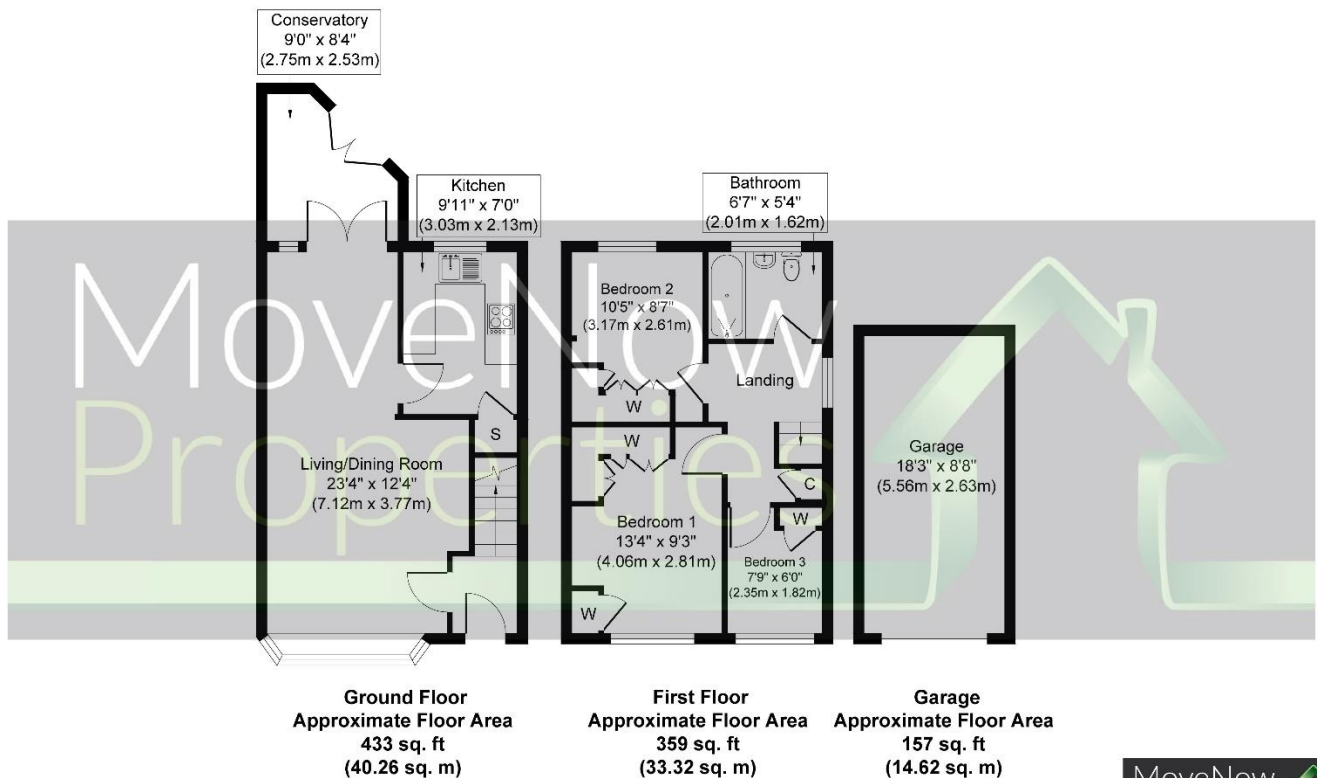
01924 249349

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 2025 | 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.