

MoveNow Properties



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FOR SALE

Dewsbury Road, Wakefield,

WF5 9PE

2 Bedroom, Detached Home

£197,500



Movenowproperties are delighted to offer this charming two-bedroom detached home, arranged over three floors, featuring two spacious double bedrooms, two bathrooms, a downstairs WC, and a well-appointed kitchen/dining room. This property also boasts a low-maintenance rear garden, an integral garage, and off-road parking. A viewing is highly recommended to fully appreciate its many features.

- 3 Bedroom
- Detached
- 2 bathrooms, master with en-suite
 - Feature spiral staircase
 - Integral garage
 - Enclosed rear garden
 - Sought after location
- Must be viewed to be appreciated

Entrance Hall

The welcoming entrance hall features a composite front door, newly carpeted flooring, and a radiator. It provides access to the downstairs WC and kitchen, with stairs leading to the first floor.

Downstairs WC

Measurements: 5' 7" x 3' 6" (1.69m x 1.06m)

This convenient downstairs WC includes a low-flush toilet, wall-mounted wash basin, wood-effect vinyl flooring, and a radiator. A double-glazed window overlooks the front of the property.



Kitchen/Dining Room

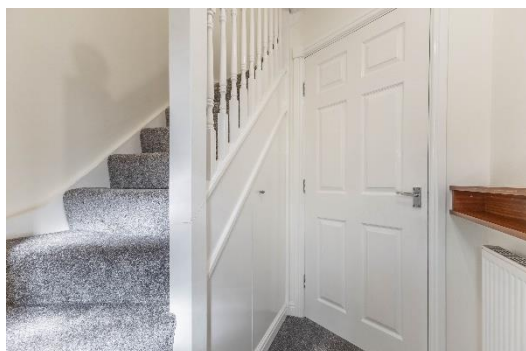
Measurements: 13' 7" x 10' 2" (4.15m x 3.11m)

A spacious kitchen/dining area, offering a range of wall and base units. It includes an integrated dishwasher, oven, grill, four-ring gas hob with cooker hood, and a sink with mixer tap. The double-glazed window overlooks the rear garden, with patio doors offering access to the garden. Additional features include a radiator, space for a dining table, and an integral door leading to the garage.



Stairs and Landing (1st Floor)

The carpeted staircase leads to the first floor landing, where a double-glazed window overlooks the side. There is a radiator and doors leading to bedroom two, the bathroom, and the living room.



Bedroom Two

Measurements: 11' 2" x 9' 9" (3.40m x 2.98m)

A spacious double bedroom with carpeted flooring, a radiator, and a double-glazed window overlooking the front of the property.



Bathroom

Measurements: 6' 6" x 6' 1" (1.97m x 1.85m)

The family bathroom comprises a three-piece suite, including a low-flush WC, wash basin set on a vanity unit, and a bath. It also includes a radiator, a frosted double-glazed window to the front, and wood-effect vinyl flooring.



Living Room

Measurements: 21' 0" x 10' 9" (6.39m x 3.28m)

This generously-sized living room features new carpeted flooring, a radiator, and two double-glazed windows overlooking the rear garden. The room also boasts wall lighting, an exposed brick feature wall, and a spiral staircase leading to the master bedroom.



Stairs to Second Floor

A stylish spiral staircase with Velux windows leads to the second floor. There is a radiator and useful storage space in the eaves.

Bedroom One (Master)

Measurements: 15' 0" x 9' 9" (4.56m x 2.97m)

Located on the top floor, this spacious double bedroom benefits from eave storage, a radiator, a glazed window to the side, and Velux windows that allow plenty of natural light. The room also features a hanging space, new carpeted flooring, and a door leading to the ensuite.



Ensuite

Measurements: 7' 11" x 6' 8" (2.41m x 2.02m)

A stunning ensuite shower room with wood-effect vinyl flooring, a corner shower unit with mains shower, a low-flush WC, a wash basin set in a vanity unit, recessed spotlights, a radiator, storage in the eaves, and a Velux window.



Outside

The front of the property includes a buffer garden and a path leading to the entrance. The rear garden is attractively designed for low maintenance, featuring a pleasant seating area. Double gates provide access for off-road parking and entry to the garage.



Garage

Measurements: 21' 5" x 9' 9" (6.54m x 2.97)

The integral garage includes an up-and-over door, power, lighting, and a water source. Inside, there are base units with a work surface, a 1.5 sink and drainer with a mixer tap, an integrated washing machine, and a frosted double-glazed window overlooking the front.

EPC Rating: C74

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band D

Property Type: 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 / 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.

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C	74	
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:

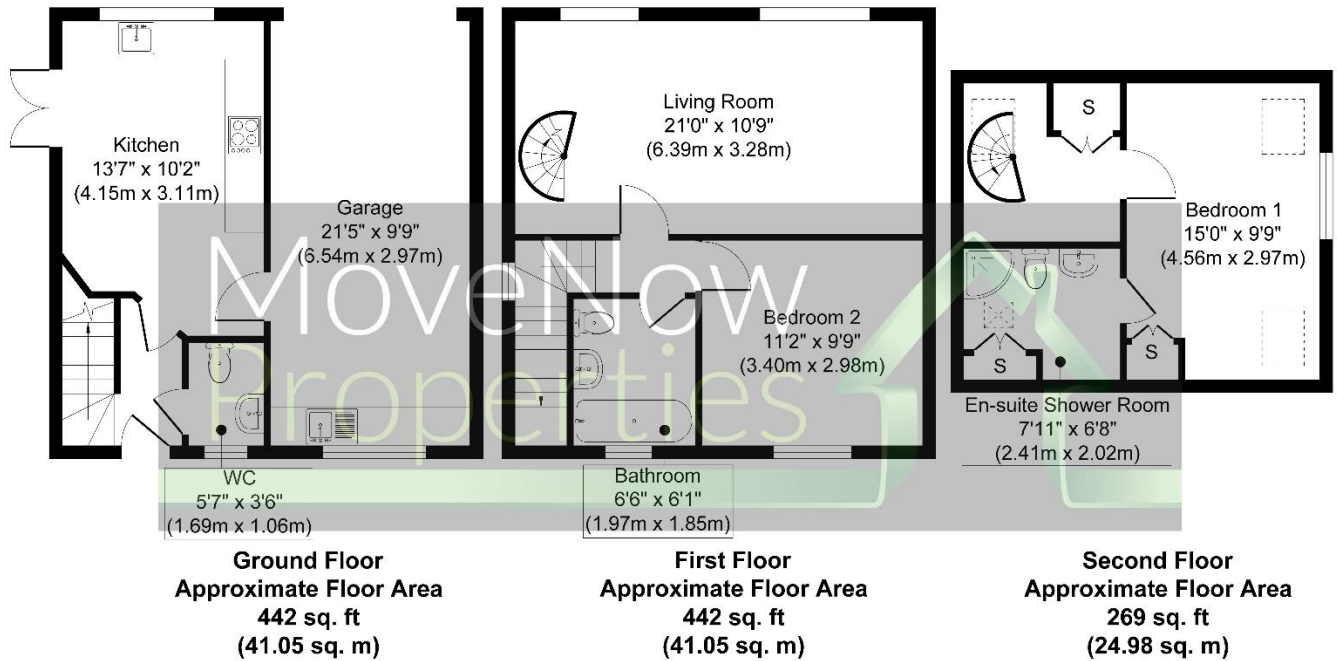
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Floor plans

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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