

MoveNow Properties



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FOR SALE

Springfield Close, Wakefield,

WF3 3GA

4 Bedroom, Townhouse

£280,000



Movenowproperties are thrilled to present this spacious four-bedroom end townhouse for sale. The property boasts a garage, off-road parking, and a low maintenance enclosed rear garden. Inside, you'll find four generously sized bedrooms, two bathrooms, including a master with an en-suite. Located in a highly sought-after area, this home is a must-see to truly appreciate its charm and features.

- End townhouse with spacious accommodation
 - Four well-sized bedrooms
- Two bathrooms, including a master with en-suite
 - Convenient downstairs WC
 - Contemporary kitchen/dining area
 - Integral garage with power and lighting
 - Low-maintenance, enclosed rear garden

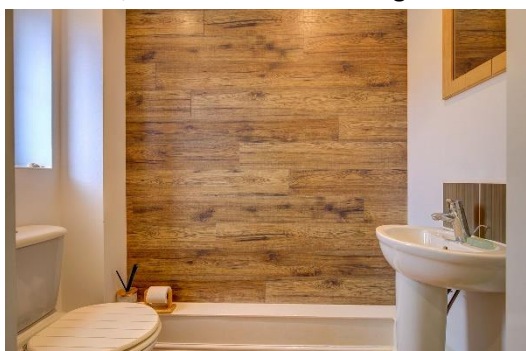
Entrance Hall

A welcoming entrance hall featuring wood flooring, a radiator, and stairs leading to the first floor. Internal doors provide access to the downstairs WC, under-stair storage, kitchen/dining room, and the integral garage. The space is complemented by recessed spotlights.

Downstairs WC

Measurements: 6' 2" x 3' 5" (1.89m x 1.03m)

A practical room with wood flooring, a low-flush WC, pedestal wash basin with tiled splashback, recessed spotlights, a radiator, and a frosted double-glazed window facing the front.



Kitchen/Dining Room

Measurements: 17' 10" x 16' 3" (5.43m x 4.95m)

A spacious, open-plan kitchen/dining area with tiled flooring and a range of modern wall and base units. The kitchen includes integrated appliances such as a fridge freezer, washer, dishwasher, oven, and grill. It also features a gas hob with a cooker hood, a 1.5 sink with a drainer and mixer tap, modern brick slip tile splashback, recessed spotlights, two radiators, and double-glazed windows to the side. French doors open to the enclosed rear garden.



Stairs and Landing to First Floor

Featuring carpet flooring and modern wall paneling, with a handrail and radiator. Internal doors lead to the living room, bedroom two, and the family bathroom.



Living Room

Measurements: 16' 3" x 12' 8" (4.95m x 3.87m)

A spacious living area with wood flooring and a double-glazed window overlooking the rear. French doors open to a Juliet balcony with views of the garden.



Bedroom Two

Measurements: 14' 2" x 9' 2" (4.31m x 2.80m)

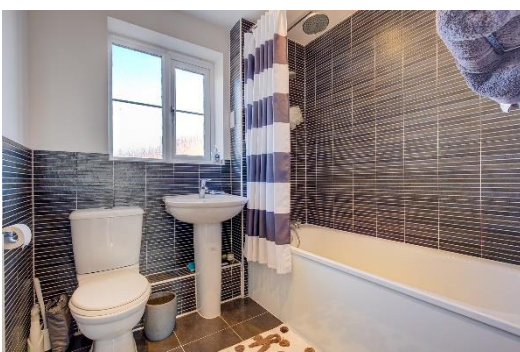
A generously sized double bedroom with carpet flooring, a radiator, and a double-glazed window overlooking the front.



Family Bathroom

Measurements: 6' 8" x 6' 2" (2.04m x 1.87m)

A modern three-piece suite with a low-flush WC, pedestal wash basin, and a bath with an overhead mains-powered waterfall shower. Partly tiled, with a radiator, recessed spotlights, and a frosted double-glazed window to the front.



Stairs & Landing to Second Floor

Carpet flooring and recessed spotlights, with access to the loft hatch. Internal doors lead to bedrooms one, three, and four, along with a useful storage cupboard and a radiator.

Bedroom One

Measurements: 13' 9" x 9' 10" (4.19m x 2.99m)

A spacious double bedroom with wood-effect laminate flooring, a radiator, and a double-glazed window overlooking the front. An internal door leads to the en-suite.



En-suite

Measurements: 8' 5" x 6' 0" (2.57m x 1.83m)

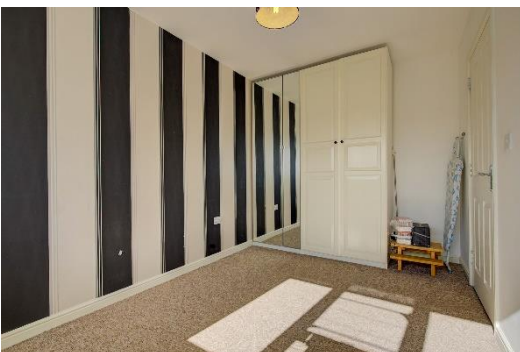
A modern en-suite featuring a low-flush WC, a wash basin set within a stylish vanity unit, and a large walk-in shower with a glass screen and mains-powered waterfall showerhead. Tiled flooring and walls, recessed spotlights, a chrome towel heater, and a frosted double-glazed window to the front complete the look.



Bedroom Three

Measurements: 13' 0" x 8' 0" (3.96m x 2.43m)

A cosy bedroom with carpet flooring, a radiator, and a large double-glazed window with views of the rear garden.



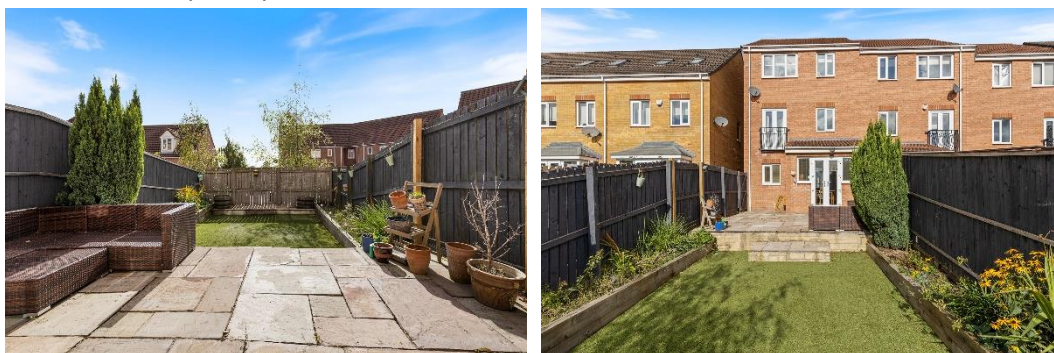
Bedroom Four

Measurements: 7' 8" x 7' 8" (2.34m x 2.34m)

A well-proportioned fourth bedroom with wood-effect laminate flooring, a radiator, and a double-glazed window overlooking the rear.

Outside

The front of the property offers a private driveway with off-road parking, and side access to the rear garden. The enclosed rear garden features a raised patio area ideal for seating, an easy-to-maintain artificial lawn, and fenced boundaries for privacy.



Garage

An integral garage with an up-and-over door, lighting, and an internal door leading to the hallway.

Tenure: Freehold

Council Tax Band D

Property Type: End Townhouse

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

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	75	
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

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

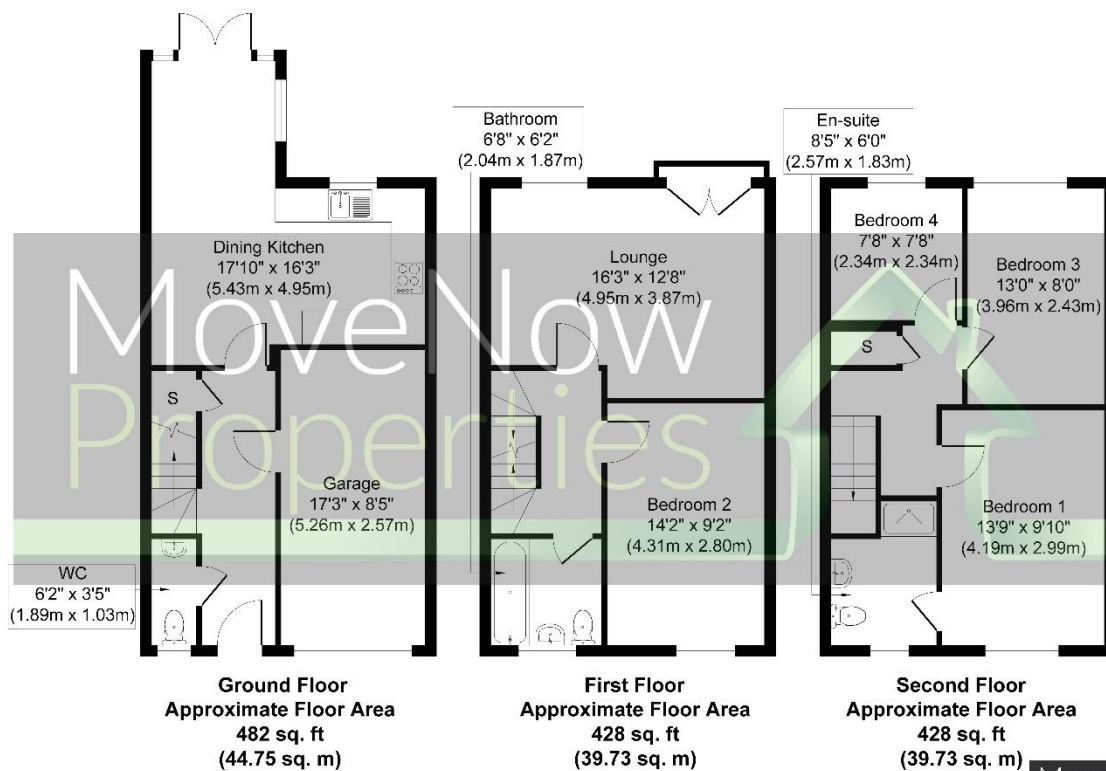
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Floor plans

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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