

MoveNow Properties



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FOR SALE

Willow Drive, Wakefield,

WF1 5LN

2 Bedroom, Semi-Detached Home

£165,000



Movenowproperties are pleased to present this charming semi-detached property, featuring two spacious double bedrooms. Highlights include off-street parking, well-maintained front and rear gardens, and a generous open-plan living and dining area, perfect for comfortable family living and entertaining.

- Two generously sized double bedrooms
- Charming semi-detached property
- Well-maintained front and rear gardens
 - Off-road parking for two vehicles
- Bright and spacious open plan living/dining area

Entrance

Welcoming UPVC entrance door with a radiator, wood effect vinyl flooring, and convenient storage space under the stairs. Doors provide access to the kitchen and living room.

Kitchen

Measurements: 8' 10" x 7' 0" (2.68m x 2.12m)

Equipped with a range of wall and base units, tile splashback, gas hob, electric oven, sink with drainer and mixer tap, as well as plumbing for a washing machine. There's ample space for a fridge-freezer, with a double-glazed window offering a view of the front.



Living Room/Dining Room

Measurements: 8' 10" x 7' 0" (2.68m x 2.12m)

Spacious area with carpeted flooring, radiators, and double-glazed windows overlooking the side and rear. Includes an electric fire with an elegant surround. Door leading to the back porch, where an external door opens to the rear garden.



Stairs and Landing

Carpeted stairs and landing area with a frosted double-glazed window facing the front, radiator, and a storage cupboard housing the combi boiler. Access to both bedrooms and the bathroom.

Bedroom One

Measurements: 11' 5" x 10' 1" (3.49m x 3.06m)

Generous double bedroom featuring carpet flooring, radiator, and a double-glazed window with a view of the rear garden.



Bedroom Two

Measurements: 11' 1" x 8' 5" (3.36m x 2.56m)

Another comfortable double bedroom with carpet flooring, radiator, and a double-glazed window overlooking the side.



Bathroom

Measurements: 6' 10" x 5' 5" (2.09m x 1.64m)

Fitted with a three-piece suite comprising a bathtub with overhead electric shower and glass screen, wash basin set within a vanity unit, low-flush WC, and a chrome towel heater. Frosted double-glazed window facing the front, wall tiling, and tile-effect vinyl flooring.



Outside

The property includes both front and rear gardens with fenced boundaries, and a side parking area that accommodates two vehicles.



Additional Information

The property benefits from external security cameras

The external rendering was done approx. 2014

We have been informed 5G coming to the area soon

The property has a water meter and smart meters for the gas and electric

Council Tax Band A

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

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		84
69-80	C		
55-68	D	63	
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:

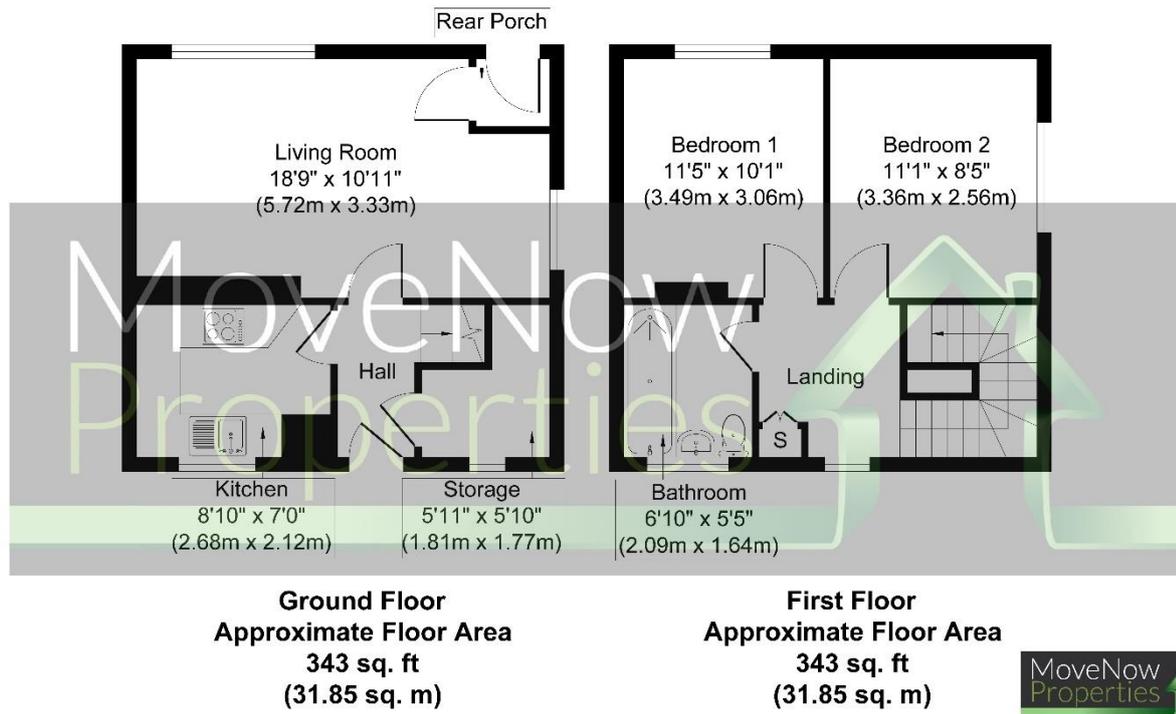
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Floor plans

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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