

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

Hawthorne Road, Normanton,

WF6 2FX

3 Bedroom, Semi -Detached Home

£220,000



Movenowproperties are thrilled to present this charming three-bedroom semi-detached home for sale, a perfect blend of modern convenience and comfort. The property boasts off-road parking for two vehicles, three well-proportioned bedrooms, two bathrooms (including a stylish en-suite), and a spacious kitchen/dining area that opens directly to a beautifully enclosed rear garden.

- Semi Detached
- Three size bedrooms
- 2 bathrooms including master with ensuite
 - Downstairs WC
- Parking for two vehicles
- And close garden with pleasant seating area
 - Hive dual thermostat

Entrance

Upon entering, the entrance hall offers a warm welcome with a composite front door and carpeted flooring, stairs leading to the first floor. A handy storage cupboard and a half-glazed door to the living room add practicality to the space.

Living Room

Measurements: 14' 0" x 12' 2" (4.27m x 3.71m)

A bright and inviting area, featuring carpeted flooring, a radiator, and a large, double-glazed window that overlooks the front of the property, flooding the room with natural light.



Kitchen / Dining Room

Measurements: 15' 6" x 9' 5" (4.72m x 2.87m)

The heart of the home lies in the kitchen/dining room, a well-designed space fitted with an array of modern wall and base units, complemented by sleek work surfaces and upstands. Integrated appliances include a washer / dryer, fridge freezer, dishwasher, oven, microwave, and an induction hob with a cooker hood. A 1.5 bowl sink with a mixer tap sits below a frosted double-glazed window, which offers views of the rear garden. Patio doors seamlessly connect this area to the garden, making it ideal for entertaining or family meals. A radiator and an under-stairs storage cupboard complete this functional and stylish room.



Downstairs WC

The ground floor also features a convenient downstairs WC, equipped with a low flush WC, a pedestal wash basin with tiled splashback, and a radiator.



Stairs & Landing

Having carpet flooring and hand rail leading to the first floor landing with loft hatch and doors leading to the bedrooms and family bathroom.

Bedroom 1

Measurements: 9' 9" x 9' 4" (2.97m x 2.84m)

Having carpet flooring, recessed spotlights, and a double-glazed window overlooking the front. Fitted mirrored wardrobes with sliding doors enhance the functionality of the space.



En-Suite

Measurements: 10' 10" x 8' 6" (3.30m x 2.59m)

The en-suite bathroom offers modern elegance with a low flush WC, wall-mounted wash basin, floor-to-ceiling wall tiles, and an enclosed shower unit with sleek tiling. A chrome towel heater and a frosted double-glazed window complete the en-suite.



Bedroom 2

Measurements: 10' 10" x 8' 6" (3.30m x 2.59m)

The second bedroom is a spacious double room with a double-glazed window overlooking the rear garden.



Bedroom 3

Measurements: 10' 10" x 8' 6" (3.30m x 2.59m)

The third bedroom is a versatile space perfect for use as a guest room, office, or child's bedroom. Benefitting from carpet flooring, radiator and a double glazed window overlooking the rear garden.



Family Bathroom

The family bathroom is both stylish and functional, featuring a low flush WC, a pedestal wash basin and a bath with an overhead shower and glass shower screen. Modern wall tiling and a chrome towel heater add to its appeal.



Outside

The property offers a driveway at the front, providing off-road parking for two vehicles, as well as access to an EV charger. The rear garden is fully enclosed and thoughtfully landscaped, featuring a well-maintained lawn, a patio ideal for seating, and fenced boundaries for added privacy. A garden shed provides extra storage and or bar area.

This home perfectly combines modern living with a welcoming ambiance, making it an excellent choice for families or professionals seeking space, style, and convenience.



EPC Rating: B83

Please contact us for further details of the full EPC

Tenure: Freehold

Annual Estate Management Fee £107 per annum

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

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		95
81-91	B	83	
69-80	C		
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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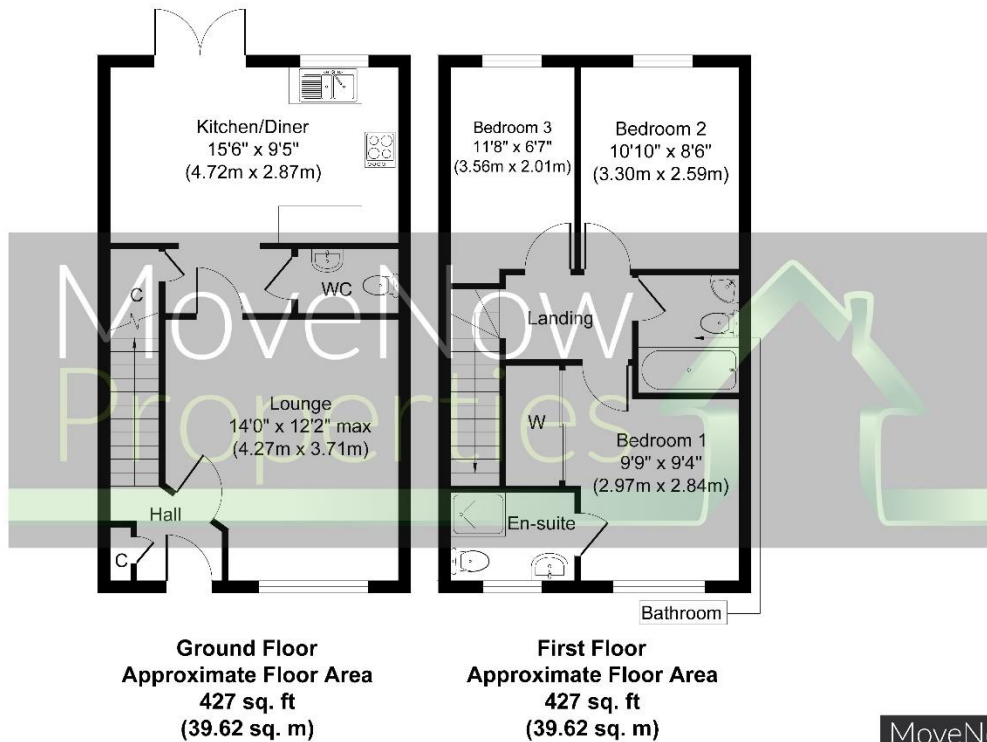
01924 249349

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.

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