

# MoveNow Properties



#### WAKEFIELD OFFICE:

Address: 10 Rishworth Street, Wakefield, WF1 3BY

Web: [www.movenowproperties.com](http://www.movenowproperties.com)

Tel: 01924 249349

Email: [info@movenowproperties.com](mailto:info@movenowproperties.com)

#### BARNSELY OFFICE:

Address: 41A Towngate, Mapplewell, S75 6AS

Web: [www.movenowproperties.com](http://www.movenowproperties.com)

Tel: 01226 593477

Email: [mapplewell@movenowproperties.com](mailto:mapplewell@movenowproperties.com)

**FOR SALE**

**Lancaster Avenue, Wakefield,**

**WF1 2ZG**

**4 Bedroom, Detached Home**

**£360,000**



Movenowproperties are delighted to present this spacious and beautifully presented four-bedroom detached family home, now available for sale with no onward chain. This impressive property boasts off-road parking, an enclosed rear garden, and a thoughtfully converted garage that provides an additional reception room, perfect for versatile living. Finished to a modern standard throughout, this home offers both style and functionality, making it an excellent choice for families seeking comfort and convenience.

- Four Good-Sized Bedrooms
- Two Bathrooms, Including Master Bedroom with Ensuite
  - Spacious Kitchen/Dining Area
  - Separate Utility Room
  - Convenient Downstairs WC
- Driveway with Off-Road Parking for Two Vehicles
  - Enclosed Rear Garden

### **Entrance Hall**

The entrance hall features a composite entrance door, carpet flooring, and a staircase leading to the first floor. A radiator and doors provide access to the living room and the converted garage, now serving as a versatile second reception room.

### **Living Room**

**Measurements: 17'10" x 10'10" (5.43m x 3.31m)**

A spacious and inviting living area with carpet flooring, a radiator, and a large double-glazed window overlooking the front of the property.



## Kitchen/Dining Room

**Measurements: 17'4" x 11'9" (5.26m x 3.57m)**

This modern and stylish kitchen offers a range of wall and base units with complementary work surfaces and upstands. Features include an integrated fridge-freezer, oven, dishwasher, and induction hob with a cooker hood above. A 1.5 sink and drainer with a mixer tap enhance functionality. A useful understairs storage cupboard. The space is brightened by a double-glazed window overlooking the rear garden and patio doors that open onto the enclosed garden.



## Utility Room

**Measurements: 7'2" x 5'1" (2.19m x 1.53m)**

The utility room provides additional practicality with base units, a sink and drainer with a mixer tap, and an external door leading to the rear garden. A wall unit houses the boiler.



## Downstairs WC

A convenient cloakroom featuring a low-flush WC, a pedestal wash basin with tiled splash back, a radiator, and tiled flooring.



## Second Reception Room

**Measurements: 14'7" x 9'8" (4.45m x 2.95m)**

The converted garage features insulated walls, wood-effect laminate flooring, and a radiator. This versatile space is perfect for a second reception room or home office, with additional storage available at the rear.



## Stairs and Landing

The landing includes carpet flooring, a handrail, and a loft hatch. There are doors to all bedrooms and the bathroom, as well as a useful storage cupboard housing the water heater.

## Bedroom One

**Measurements: 14'6" x 14'2" (4.41m x 4.30m)**

A generous double bedroom with carpet flooring, a radiator, and a double-glazed window overlooking the front. Fitted wardrobes with mirrored sliding doors complete the space.



## En Suite

The en suite boasts a spacious shower with a mains shower and a waterfall showerhead, tiled flooring, a low-flush WC, and a pedestal wash basin with tiled splash back. A radiator adds comfort.



### **Bedroom Two**

**Measurements: 14'6" x 10'4" (4.41m x 3.15m)**

A bright and airy double bedroom with carpet flooring, a radiator, and a double-glazed window to the front.



### **Bedroom Three**

**Measurements: 10'10" x 9'0" (3.28m x 2.73m)**

A good-sized third bedroom featuring a radiator and a double-glazed window overlooking the rear garden.



### **Bedroom Four**

**Measurements: 11'8" x 8'1" (3.54m x 2.46m)**

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



### **Shower Room**

A stylish, modern shower room and contemporary tiled walls in neutral tones.



## Outside

**Front:** The front of the property features a driveway providing off-road parking for two vehicles.

**Rear:** The enclosed rear garden offers fenced boundaries and a lawned area, perfect for outdoor enjoyment and relaxation.



This exceptional home combines modern features, ample living space, and a convenient location, making it an ideal choice for families seeking both comfort and practicality.

Annual service charge – Approx £115 per annum

Tenure: Freehold

Council Tax Band E

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: Driveway and off road Parking

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		93
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

## Free valuations

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

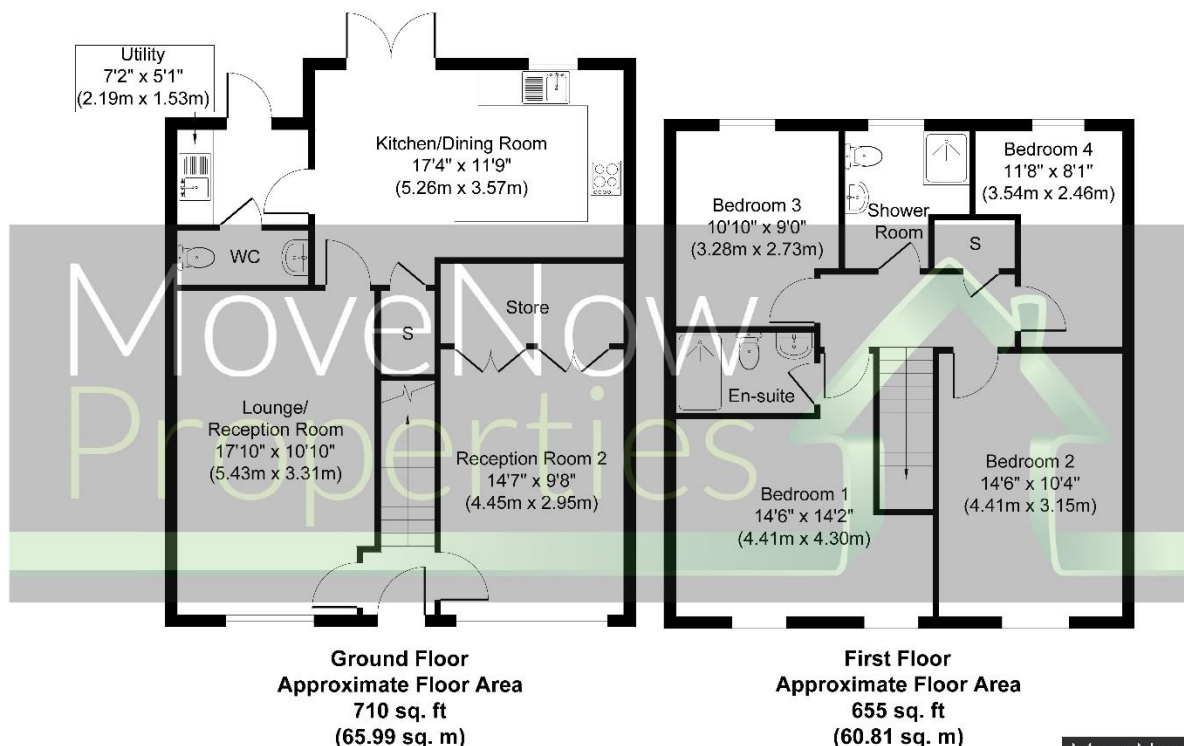
01924 249349

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.

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