

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

Agbrigg Road, Wakefield,

WF2 6AA

5 Bedroom, Link Detached Home

£450,000



Movenowproperties are delighted to present this stunning five-bedroom Victorian linked-detached home for sale, offering spacious and elegant living across three floors. Showcasing original period features, a private rear garden, and a garage, this property is a true gem that must be seen to be fully appreciated.

- **Spacious Five-Bedroom Home** – Offering ample living space across three floors.
- **Charming Victorian Character** – Showcasing beautiful traditional features throughout.
 - **Linked-Detached Property** – A unique and desirable home with added privacy.
 - **South-Facing Enclosed Rear Garden** – A sun-soaked outdoor space, perfect for relaxation and entertaining.
- **Garage with Power & Lighting** – Ideal for secure parking or additional storage.
- **Prime Location for Commuters** – Just a short distance from Sandal train station.
 - **Recently Fully Rewired** – Providing peace of mind and modern efficiency.
- **Double-Glazed Sash Windows** – Enhancing energy efficiency while maintaining period charm.
 - **Newly Fitted Combi Boiler** – Ensuring reliable heating and hot water.
- **A Must-See Home** – Viewing is essential to truly appreciate its character and potential!

Ground Floor

Entrance Hall

A welcoming and spacious entrance hall, featuring high ceilings, a grand staircase leading to the first floor, and doors providing access to both reception rooms and the kitchen.



Living Room

Measurements: 13' 6" max x 14' 10" max (4.11m max x 4.52m max)

A beautifully bright and inviting space, boasting a large double-glazed window overlooking the front, wood flooring, a radiator, and a charming multi-fuel burner, perfect for cosy evenings.



Dining Room

Measurements: 11' 8" max x 14' 1" max (3.56m max x 4.29m max)

A stylish and characterful room with wood flooring, a feature fireplace, a radiator, and a double-glazed window overlooking the rear garden.



Kitchen

Measurements: 12' 1" max x 9' 3" max (3.68m max x 2.82m max)

A well-presented and thoughtfully designed kitchen, offering a range of wall and base units, a column radiator, a sink with mixer tap, a range cooker, an integrated microwave and dishwasher, and recessed spotlights. A door leads to the rear porch for additional convenience.



Cellar

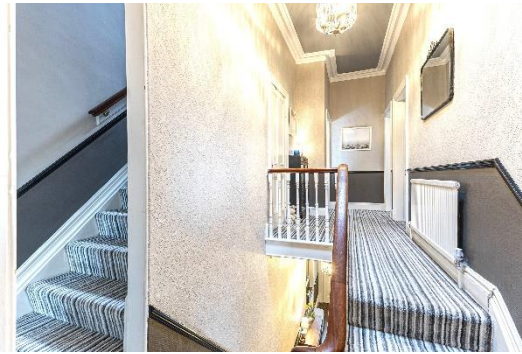
Accessed from the entrance hall, this spacious cellar comprises three rooms, providing ample storage and a dedicated utility area with plumbing for a washing machine.



First Floor

Landing

A spacious landing with carpet flooring, providing access to bedrooms two, three, four, and five, along with the family bathroom.



Bedroom Two

Measurements: 14' 1" max x 11' 9" max (4.29m max x 3.58m max)

A generous double bedroom, featuring carpet flooring, a double-glazed window overlooking the front, coving to the ceiling, a radiator, and an original feature fireplace.



Bedroom Three

Measurements: 11' 9" max x 14' 1" max (3.58m max x 4.29m max)

Another double bedroom, complete with carpet flooring, a radiator, coving to the ceiling, and a double-glazed window overlooking the rear garden.



Bedroom Four

Measurements: 11' 1" max x 16' 7" max (3.38m max x 5.05m max)

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



Bedroom Five

Measurements: 9' 7" max x 15' 2" max (2.92m max x 4.62m max)

A versatile bedroom featuring an original feature fireplace, wood-effect flooring, a double-glazed window overlooking the rear, and a radiator.



Family Bathroom

A charming and traditional-style bathroom, offering a bath with overhead shower, WC, pedestal washbasin, radiator, and a frosted stained-glass window overlooking the rear. The modern tile-effect flooring adds a stylish touch.



Second Floor

Landing

Carpeted stairs lead to the second floor, where you'll find the master bedroom and an additional WC.



Master Bedroom (Bedroom One)

Measurements 9' 9" max x 11' 9" max (2.97m max x 3.58m max)

Currently used as a third reception room, this stunning master bedroom features carpet flooring, Velux windows, an exposed brick wall, natural wooden beams, and useful storage within the eaves.



WC

A well-sized WC, complete with a toilet, bidet, and pedestal washbasin, along with a Velux window and storage in the eaves. With some reconfiguration, this space could easily accommodate an en-suite shower.



Outside

Front Garden

A charming buffer garden with steps leading up to the front door, creating a welcoming first impression.



Rear Garden

A peaceful and well-maintained rear garden, featuring a lawn, patio area, well-established fruit trees, and scenic views—ideal for relaxing and entertaining.



Garage

This property further benefits from a rear garage, equipped with power and lighting, providing secure parking and additional storage.

This stunning Victorian home seamlessly blends traditional charm with modern comforts. Contact Move Our Properties today to arrange a viewing and experience all that this beautiful home has to offer!

EPC Rating: E45 – The property has had new electrics and boiler since this EPC was done in 2021
Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band E

Property Type: Linked Link 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: 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.

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:

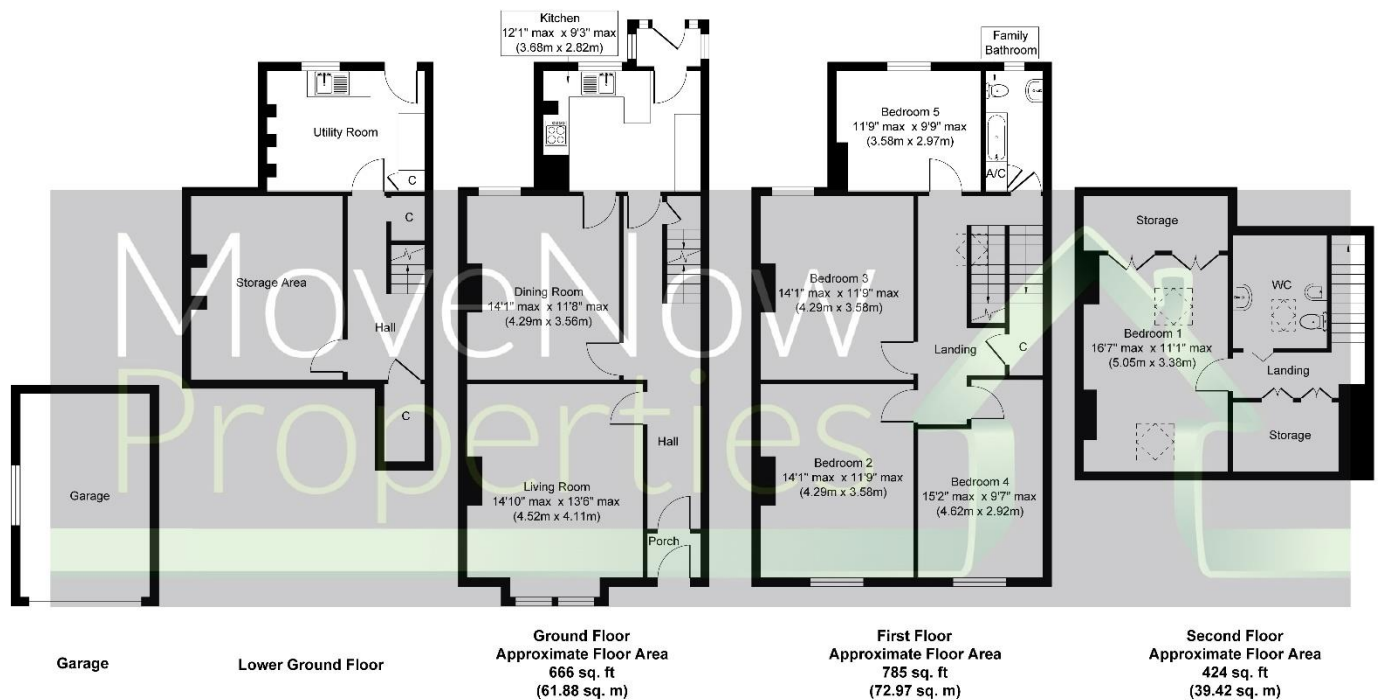
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Floor plans

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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