

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

Wrenthorpe Lane, Wrenthorpe,

WF2 0QA

3 Bedroom, Semi -Detached Home

£265,000



Movenowproperties are delighted to present this stunning three-bedroom semi-detached home, beautifully enhanced by a rear extension that creates a spacious and modern kitchen/dining area. With a private and enclosed rear garden, a driveway providing secure off-street parking, and a versatile converted loft space, this home is an exceptional opportunity that must be seen to be fully appreciated.

- Impressive three-bedroom semi-detached home
 - Contemporary open-plan kitchen/dining area
 - High-quality integrated appliances
 - Bright and spacious living room
 - Well-proportioned bedrooms
 - Modern family bathroom
 - Versatile converted loft space
 - Private and enclosed rear garden
 - Gated driveway offering secure off-street parking
 - Move-in ready home
 - Viewing highly recommended

Accommodation Briefly Comprises:

Entrance

Upon entering, a welcoming hallway with carpet flooring, a radiator, and a staircase leading to the first floor provides access to the living room.

Living Room

Measurements: 15'4" x 11'11" (4.68m x 3.62m)

The living area is bright and spacious, featuring carpet flooring, recessed spotlights, and a large double-glazed window that fills the room with natural light, creating a warm and inviting atmosphere.



Kitchen

Measurements: 15'0" x 10'6" (4.57m x 3.20m)

Dining Room

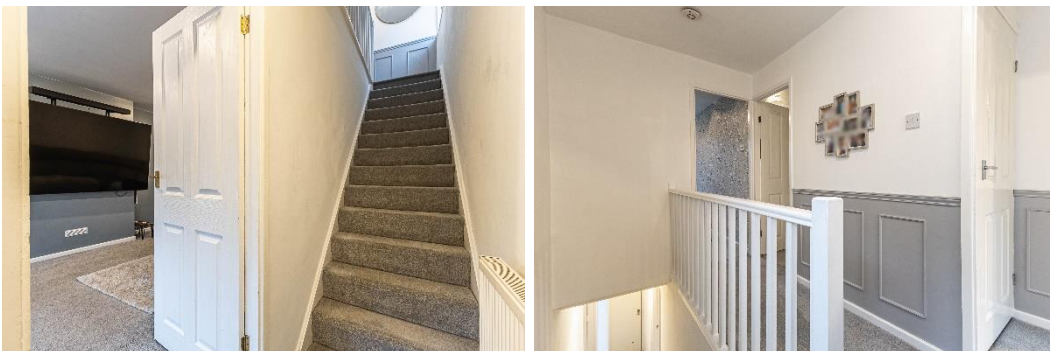
Measurements: 14'0" x 6'10" (4.27m x 2.09m)

The real heart of the home is the stunning kitchen/dining room, designed for both style and functionality. A sleek range of high-gloss wall and base units is complemented by premium worktops with an upstand, while a stylish peninsula breakfast bar adds a sociable touch. The kitchen is equipped with high-quality integrated appliances, including a full-height fridge freezer, dishwasher, washing machine, and a double oven with a cooker hood. Recessed spotlights enhance the contemporary feel, and the rear extension benefits from double-glazed windows on both sides and patio doors that open directly into the enclosed rear garden, creating a seamless connection between indoor and outdoor spaces.



Stairs & Landing

The staircase leads to a well-appointed landing with elegant wall panelling, carpet flooring, and a double-glazed side window, providing access to the bedrooms, bathroom, and loft space.



Bedroom 1

Measurements: 12'8" x 8'10" (3.87m x 2.68m)

The principal bedroom is a generous double, featuring soft carpet flooring, a radiator, and a large double-glazed window overlooking the front. A recessed area offers additional space for hanging and shelving storage.



Bedroom 2

Measurements: 11'3" x 8'10" (3.42m x 2.68m)

The second bedroom is another spacious double, with stylish wall panelling, carpet flooring, a radiator, and a large double-glazed window with views over the rear garden.



Bedroom 3

Measurements: 9'1" x 6'0" (2.78m x 1.83m)

The third bedroom is a well-sized single, complete with carpet flooring, a radiator, and a rear-facing double-glazed window.



Shower Room

Measurements: 6'0" x 5'3" (1.83m x 1.60m)

The modern bathroom has been beautifully finished with a large walk-in shower, a flush WC with a concealed cistern, and a contemporary wash basin set within a sleek vanity unit. A frosted double-glazed window provides privacy while still allowing natural light to filter through, and a radiator ensures comfort.



Loft room

Measurements: 13'11 x 12'3" (4.23m x 3.74m)

The converted loft offers an additional versatile space, perfect for a home office, playroom, or extra storage. With carpet flooring, recessed spotlights, and a Velux window overlooking the rear, this space is both practical and full of potential. Due to the incline of the stairs, it cannot be classified as a fourth bedroom, but it remains an incredibly useful addition to the home.



Outside

Externally, the property benefits from a gated driveway to the front, providing secure off-street parking.

To the rear, a private and enclosed garden offers a perfect retreat, featuring a patio area, a well-maintained lawn, secure fence boundaries, and a raised decked seating area, ideal for relaxing or entertaining.

This beautifully presented home is move-in ready and offers a fantastic blend of modern living, space, and practicality. Viewing is highly recommended to appreciate all that it has to offer.



Tenure: Freehold

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, private drive

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		
69-80	C		77
55-68	D	62	
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:

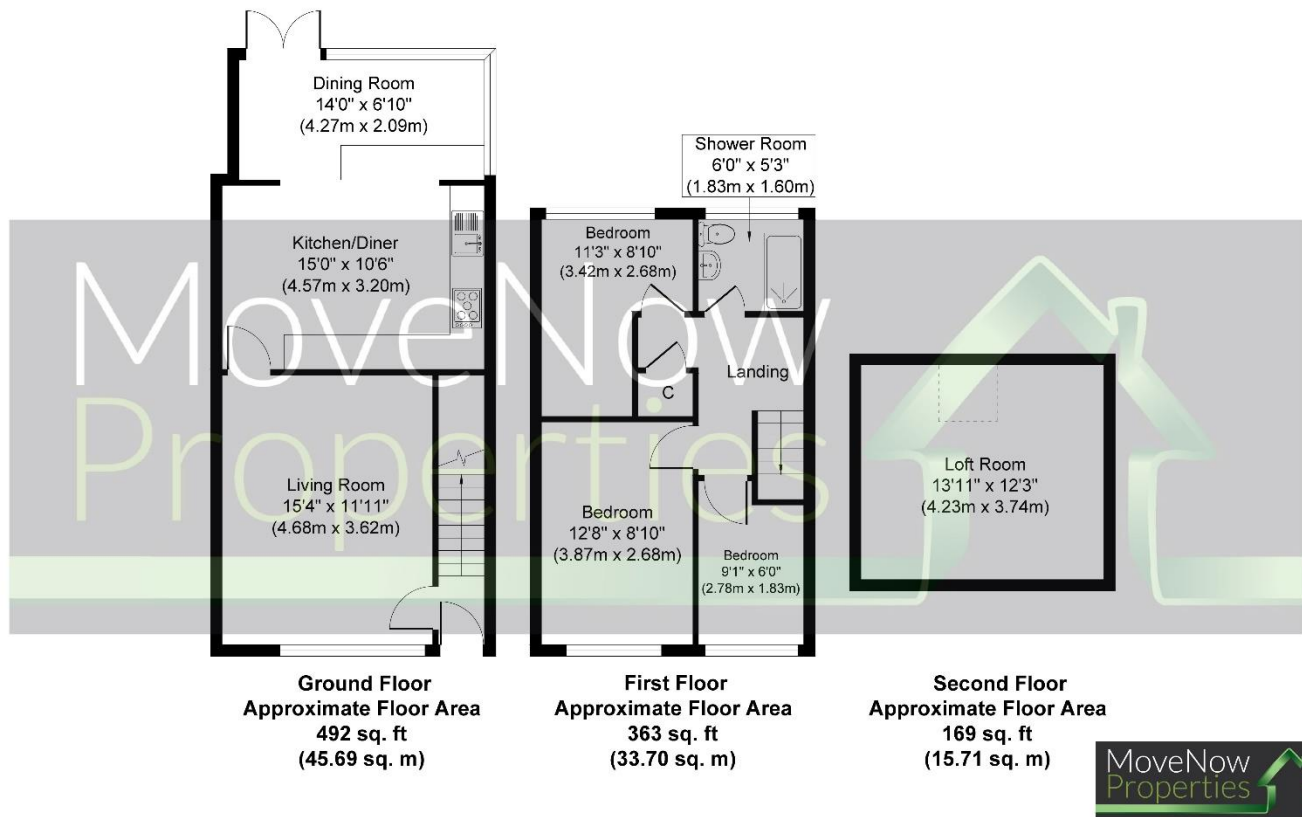
01924 249349

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.
Copyright V360 Ltd 2025 | www.houseviz.com

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.