

# MoveNow Properties



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**FOR SALE**

**Whinney Moore Avenue,**

**Wakefield, WF2 8SQ**

**3 Bedroom, Semi -Detached Home**

**£200,000**



Movenowproperties are delighted to offer this spacious three-bedroom semi-detached property for sale. Benefiting from a generous living space, modern kitchen/diner landscaped rear garden and private drive to the front offering off road parking. Located on the outskirts of Wakefield, this home offers easy access to local amenities, well-regarded schools, and excellent transport links, including convenient motorway access for commuting.

- **Well-presented 3 Bedroom, Semi Detached**
- **Spacious lounge** with a feature fireplace, gas fire, and patio doors leading to the rear garden.
- **Well-sized kitchen/diner** with fitted units, cooker, extractor, space for appliances, and two double-glazed windows.
- **Three well-proportioned bedrooms** with double-glazed windows and central heating radiators.
- **Modern bathroom** with a three-piece suite, overhead shower, fully tiled walls, and flooring.
- **Front driveway** with space for two cars and a neatly maintained lawn.
- **Large enclosed rear garden** with a patio, lawn, and pergola area, ideal for outdoor living.

Accommodation Briefly Comprises:

### Entrance

The entrance hall welcomes you into the home, with stairs leading to the first floor and access to both the lounge and kitchen/diner.

### Lounge

**Measurements: 17'10" x 12'3" (5.44m x 3.74m)**

The lounge is a spacious and inviting area, featuring a stylish fireplace with a gas fire as its focal point. A large, double-glazed window and patio doors allow plenty of natural light to flood the room while providing seamless access to the rear garden.



### Kitchen

**Measurements: 17'5" x 11'3" max (5.33m x 3.45m)**

The kitchen/diner is a well-proportioned space fitted with base and wall units, a cooker with an extractor hood, and ample room for a fridge/freezer and dining table. Two double-glazed windows enhance the brightness of the room, while a convenient storage cupboard offers additional practicality.





## Stairs & Landing

Having carpet flooring, double glazed window overlooking the rear and wall panelling.



## Bedroom 1

**Measurements: 12'5" x 12'0" max (3.80m x 3.67m)**

A double bedroom with double-glazed windows and central heating radiator. ensuring a warm and comfortable atmosphere.



## Bedroom 2

**Measurements: 11'5" x 9'2" (3.50m x 2.81m)**

A second double bedroom with double-glazed windows and central heating radiator.



## Bedroom 3

**Measurements: 8'2" x 7'9" (2.50m x 2.38m)**

The third bedroom is a well-appointed single, also benefiting from a double-glazed window and central heating.



## Bathroom / WC

**Measurements: 9'0" x 4'5" (2.76m x 1.37m)**

The bathroom is fitted with a modern three-piece white suite, comprising a bath with an overhead shower, a low flush wc and a sink. Fully tiled walls and flooring create a sleek, contemporary look, complemented by a central heating radiator for added warmth.



## Outside

The front of the property offers a driveway with space for two cars alongside a neatly maintained lawn. The rear garden is a standout feature, boasting a generous enclosed outdoor space with a large patio, an extensive lawn, and a charming pergola area—perfect for relaxing or entertaining.



Tenure: Freehold

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		85
69-80	C		
55-68	D	60	
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:

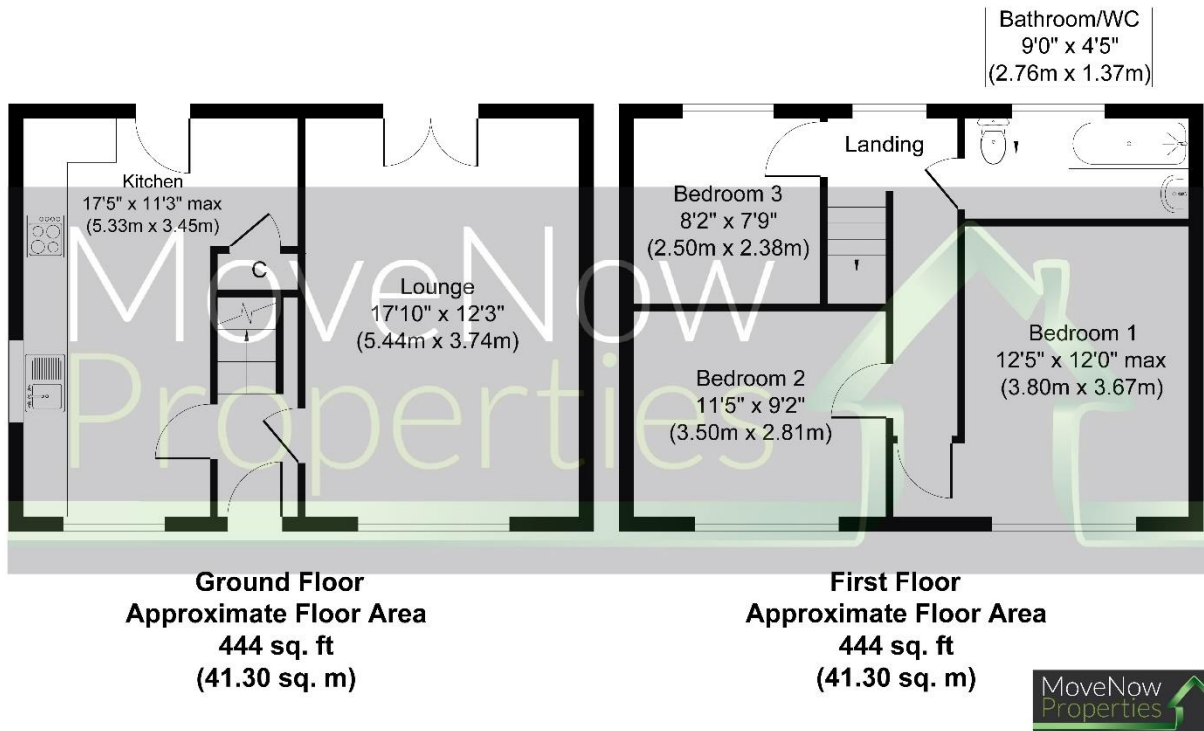
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## Floor plans

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.



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