

MoveNow Properties



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FOR SALE

Denby Dale Road West, Wakefield,

WF4 3DB

3 Bedroom, Bungalow

£450,000



Movenowproperties are delighted to present this spacious and versatile three-bedroom bungalow, offering incredible potential with additional living space downstairs. This charming stone-built home truly must be seen to appreciate its generous proportions and fantastic layout. Benefiting from spacious reception rooms, three double bedrooms, a large kitchen, two bathrooms, and a utility room, this property also offers off-road parking, a private drive, and excellent transport links.

- **Spacious Stone-Built Bungalow**
 - **Generous Living Areas**
 - **Multiple Bathrooms**
- **Versatile Lower Ground Floor**
 - **Outdoor Space & Parking**
 - **Great Location**

Accommodation Briefly Comprises:

Entrance Hall

A bright and welcoming entrance hall featuring a UPVC entrance door with floor-to-ceiling frosted glass side panels, a radiator, and carpet flooring.



Living Room

Measurements: 19'9" x 16'4 (6.02m x 4.98m)

Spacious and inviting, this living room boasts double doors, carpet flooring, three radiators, and two large double-glazed windows that provide scenic front-facing views. Additional highlights include wall lighting, a feature fireplace with a surround, and patio doors leading to a rear balcony patio—perfect for enjoying outdoor space.



Dining Room

Measurements: 16'5" x 16'2" (5.00m x 4.93m)

A second generous reception room featuring wood flooring, a radiator, stylish wall lights, and patio doors opening to the rear patio, creating a seamless indoor-outdoor flow.



Kitchen

Measurements: 16'2" x 13'0" (4.92m x 3.97m)

A well-appointed large kitchen with fitted wall and base units, tiled flooring, a double-glazed window overlooking the side garden, a radiator, and a door leading to the side porch and utility room.



Side Porch

Features a composite entrance door with frosted glass side panels, tiled flooring, a radiator, and direct access to the kitchen and utility room.

Utility Room

Measurements: 11'3" x 5'10" (3.43m x 1.78m)

A practical space with plumbing for a washing machine, a sink with base units, a radiator, and a double-glazed window overlooking the rear.



Bedroom One

Measurements: 16'2" x 16'1" (4.92m x 4.91m)

A large double bedroom with laminate flooring, a radiator, a double-glazed window overlooking the rear garden, and wall lighting.



Bedroom Two

Measurements: 14'4" x 12'0" (4.38m x 3.66m)

Another spacious bedroom with fitted flooring, a radiator, and a double-glazed window overlooking the front of the property.



Bedroom Three

Measurements: 14'3" x 11'5" (4.35m x 3.47m)



Family Bathroom

Measurements: 9'9" x 9'7" (2.96m x 2.92m)

A stylish three-piece suite comprising a low-flush WC, pedestal washbasin, and a corner Jacuzzi bath. The bathroom also benefits from a radiator, a frosted window, tiled flooring and walls, and a useful storage cupboard housing the boiler.



Shower Room

A modern walk-in shower with tiled walls, a pedestal washbasin, a radiator, a frosted double-glazed window to the front, and a loft hatch for additional storage access.



Cloakroom WC

Conveniently located off the entrance hall, featuring a low-flush WC, pedestal washbasin with tiled splashback, a radiator, tiled walls, and a double-glazed window to the front.



Lower Ground Floor

Garage

Measurements: 19'2" x 16'6" (5.83m x 5.02m)

A spacious garage with an up-and-over door, power, and lighting. Additional storage with restricted head height is at the back of the garage under the front of the property. Internal doors provide access to a bar area, storage space, and an additional WC.



Bar

Measurements: 16'4" x 16'4" (4.99m x 4.98m)



Games Room

Measurements: 15'5" x 15'1" (4.70m x 4.60m)



Sitting Room

Measurements: 18'4" x 13'10" (5.60m x 4.21m)

An incredible bonus space located beneath the property, offering versatile use as a bar, games room, or additional living area. This space benefits from radiators, power outlets, wall lighting, a double-glazed window, and external doors leading to the rear garden.



This fantastic property boasts multiple outdoor seating areas on different levels, providing plenty of private spaces to relax and entertain. The private driveway offers ample off-road parking, ensuring convenience for homeowners and guests alike.

This truly unique bungalow is full of potential and must be seen to be fully appreciated! Schedule a viewing today!



Tenure: Freehold

Council Tax Band D

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: Off road, 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.

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77
55-68	D	68	
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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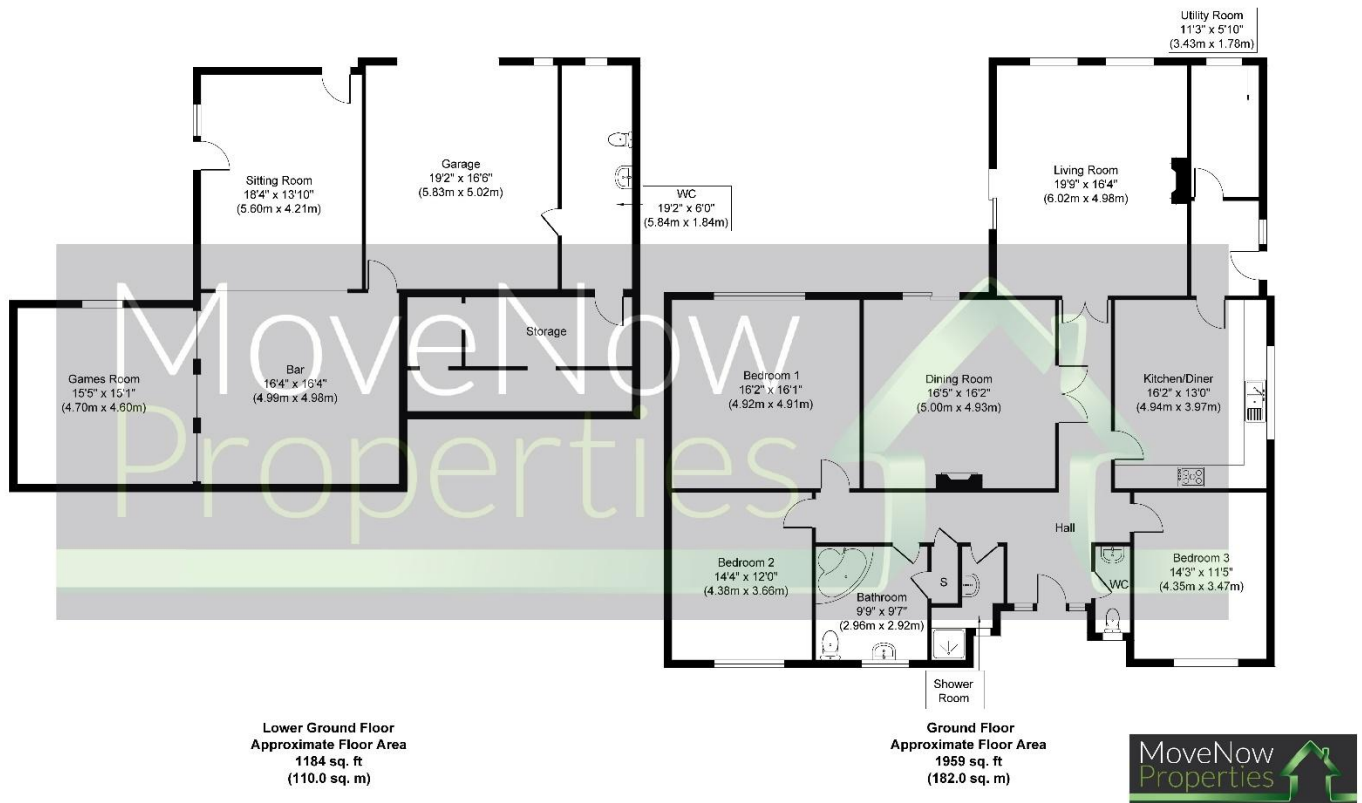
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Floor plans

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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