

# MoveNow Properties



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## FOR SALE

**Woodland Rise, Wakefield,**

**WF2 9DL**

**3 Bedroom, Semi Detached**

**OIEO £275,000**



Movenowproperties are delighted to offer this spacious 3 bedroom, Semi Detached property for sale. Having new decor and floorings throughout, brand new kitchen, 2 bathrooms, garage, outhouse and attractive enclosed rear garden. Available with no chain.

- Spacious 3 bedroom semi detached
  - New kitchen fitted
- Freshly decorated and new floorings throughout
- Garage with up and over electric door
  - Useful outhouse with lighting
  - Drive offering off road parking
    - Available with no chain

Accommodation briefly comprises:

### Entrance Hall

A spacious entrance hall with UPVC external door, new carpet flooring, wall and ceiling lights, radiators, stairs leading to first floor and doors to living room, kitchen and shower room.



### Living Room / Dining Room

**Measurements: 24' 9" x 12' 5" (7.54m x 3.79m)**

This fabulous living . dining area has a double glazed window overlooking the front, patio doors opening to the rear, 2 radiators, fireplace with electric fire and new carpet flooring.



## Kitchen

**Measurements: 11' 0" x 9' 6" (3.35m x 2.89m)**

Brand new kitchen offering a range of modern wall and base units, work surfaces, 1.5 sink and drainer with mixer tap, integrated double oven, 4 ring gas hob, plumbing for washing machine, useful storage cupboard housing combi boiler and UPVC door leading to enclosed side / rear garden.



## Shower Room

**Measurements: 6' 7" x 3' 7" (2.00m x 1.08m)**

Located just off the entrance hall this additional bathroom has a low flush WC, wash basin set in modern vanity, large shower, tiling to wall and frosted double glazed window overlooking the front.



## Stairs & Landing

Having new carpet flooring, frosted double glazed window overlooking the side and loft hatch.





### **Bedroom 1**

**Measurements: 13' 1" x 11' 5" (3.98 x 3.49m)**

This double bedroom has new carpet flooring, fitted wardrobes, radiator and double glazed window overlooking the front.



### **Bedroom 2**

**Measurements: 11' 6" x 11' 3" (3.50 x 3.42m)**

Another double bedroom with new carpet flooring, fitted wardrobes, radiator and double glazed window overlooking the rear.



### **Bedroom 3**

**Measurements: 8' 11" X 7' 10" (2.72m x 2.38m)**

A very good sized third bedroom with new carpet flooring, radiator and double glazed window overlooking the front.



## Bathroom

**Measurements: 8' 10" x 8' 6" (2.89m x 2.80m)**

Newly refurbished and fitted bathroom with low flush WC, wash basin set in large vanity with under counter storage, bath with overhead shower and glass shower screen, low flush WC, radiator, useful storage cupboard and frosted double glazed windows overlooking the side and rear.



## Outside

To the front of the property is a drive offering off road parking.

To the rear of the property is a well presented enclosed garden with patio area from living room door, lawned area and fenced boundaries. Also benefiting from rear access to garage and outhouse.



## Garage

Having an electric up and over door, power and lighting.

## Outhouse

Brilliant for additional storage with power and lighting this useful outhouse has frosted double glazed window overlooking the front and UPVC doors opening to front and rear.



## Tenure

Freehold

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C		
55-68	D	66	
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.

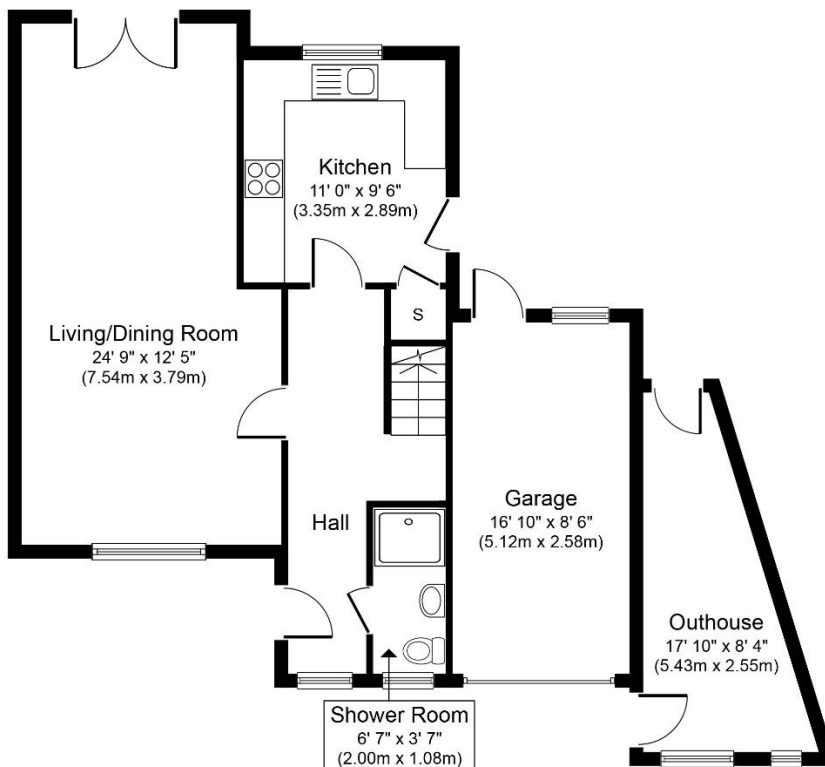
## Free valuations

Considering selling or letting your property?

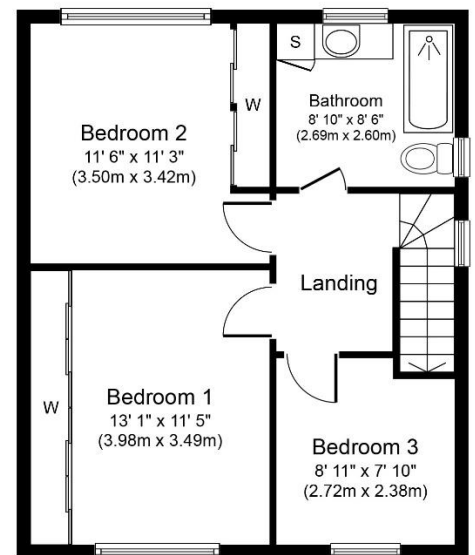
For a free valuation on your property please do not hesitate to contact us [Movenowproperties.com](http://Movenowproperties.com) 01924 249349 / [info@movenowproperties.com](mailto:info@movenowproperties.com)

## 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.



**Ground Floor**  
**Approximate Floor Area**  
**688 sq. ft.**  
**(63.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**506 sq. ft.**  
**(47.0 sq. m.)**

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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