

# MoveNow Properties



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**FOR SALE**

**Barnsley Road, Sandal,**

**WF2 6BG**

**3 Bedroom, Semi -Detached**

**Price £395,000**



*Movenowproperties proudly presents an exquisite three-bedroom property that's currently undergone an extensive full refurbishment. Nestled in a sought-after location, this energy-efficient gem has been meticulously revamped to offer an unparalleled living experience. Boasting high-quality fixtures and fittings throughout, this home is destined to epitomize modern elegance and comfort.*

- Contemporary and spacious semi-detached family residence
  - Recently renovated to a high standard
- Energy-conscious design featuring a weather-adaptive heating system
  - Three generously-sized double bedrooms
- Stunning kitchen dining area with convenient bifold doors
  - Includes a utility area and downstairs WC for added convenience
- Impressively designed entrance and spacious landing area
  - Expansive enclosed rear garden, perfect for leisure and relaxation
- Upgraded with top-tier fixtures and fittings throughout
  - Triple-glazed windows for enhanced sound insulation
  - Offered for sale without a property chain, ensuring a smoother transaction

### ***Entrance***

The entrance makes a striking statement with a composite door and complementing frosted side panels, offering both elegance and privacy.

### **Living room**

**Measurements: 14' 0" x 16' 9" (4.26m x 5.10m)**

Impeccably chosen modern carpet flooring grace the interiors, ensuring both style and comfort throughout the space. A sleek radiator not only adds to the modern aesthetic but also ensures efficient heating. Large triple glazed window that adorn the front, inviting the outdoors in and providing a picturesque view of the surroundings.



### **Kitchen dining / 2nd reception room**

**Measurements: 22' 1" x 21' 7" (6.73m x 6.58m)**

Ample storage is provided by sleek and stylish wall and base units, offering functionality without compromising on aesthetics. This kitchen is equipped with state-of-the-art appliances including an integrated full-height fridge, oven, 4-ring gas hob, and dishwasher and bin store. Contemporary inset sink paired with a mixer tap, combining functionality with a modern design aesthetic. Flooded with natural light, the kitchen extends seamlessly to the outdoors through bi-folding doors, complemented by double-glazed windows that offer a view of the rear, enhancing the overall ambiance.



### Utility

**Measurements: 5' 4" x 19' 3" (1.62m x 5.87m)**

Convenient plumbing provisions make for an easy setup of a washing machine, ensuring laundry tasks are simplified and streamlined. The provision of ample space allows for the addition of an extra fridge or freezer.

### Downstairs WC

**Measurements: 2' 3" x 5' 10" (0.69m x 1.79m)**

This bathroom is equipped with a low-flush WC, A sleek sink nestled within a modern vanity unit not only enhances the bathroom's aesthetics but also provides storage space, ensuring a clutter-free environment.



### Stairs and landing

Grand landing area with triple glazed window overlooking the side, handrail, carpet flooring, loft hatch with loft ladders and useful storage cupboard

### Bedroom 1

**Measurements: 12' 2" x 14' 7" (3.70m x 4.45m)**

The room boasts fitted wardrobes with mirrored sliding doors, providing ample storage while adding a touch of sophistication to the bedroom decor. Enhancing privacy and tranquillity. The triple-glazed soundproof window offers a view of the front while ensuring a peaceful ambiance within the bedroom, shielding the room from external noise.



### Bedroom 2

**Measurements: 10' 10" x 13' 9" (3.31m x 4.20m)**

Soft and welcoming carpet flooring extends throughout the room, adding warmth and comfort underfoot. Ample storage is provided by fitted wardrobes featuring sliding doors, offering both functionality and a sleek, space-saving design.



### Bedroom 3

**Measurements: 9' 6" x 10' 7" (2.90m x 3.23m)**

Enjoy a soft and comforting underfoot experience with carpet flooring that adds warmth and cosiness to the room. Natural light floods through the double-glazed window, offering a view of the front surroundings while maintaining insulation and reducing external noise.



### Bathroom

**Measurements: 9' 11" x 6' 11" (3.03m x 2.11m)**

The bathroom showcases a spacious layout complemented by a low-flush WC, tiled walls with exquisite insets not only add visual interest but also offer practicality and easy maintenance. The double-glazed window overlooking the rear infuses the space with natural light while maintaining privacy. Experience indulgence with a remote-controlled shower featuring two shower heads, providing the ultimate showering experience with convenience at your fingertips. Step into the freestanding bath and enjoy quite enjoyment.



### Outside

The landscaped rear garden boasts a generous space, featuring a delightful mix of a well-maintained lawn and a charming patio area, offering versatility for outdoor activities and leisure. The garden is enclosed by fenced boundaries, providing privacy and a secure environment.



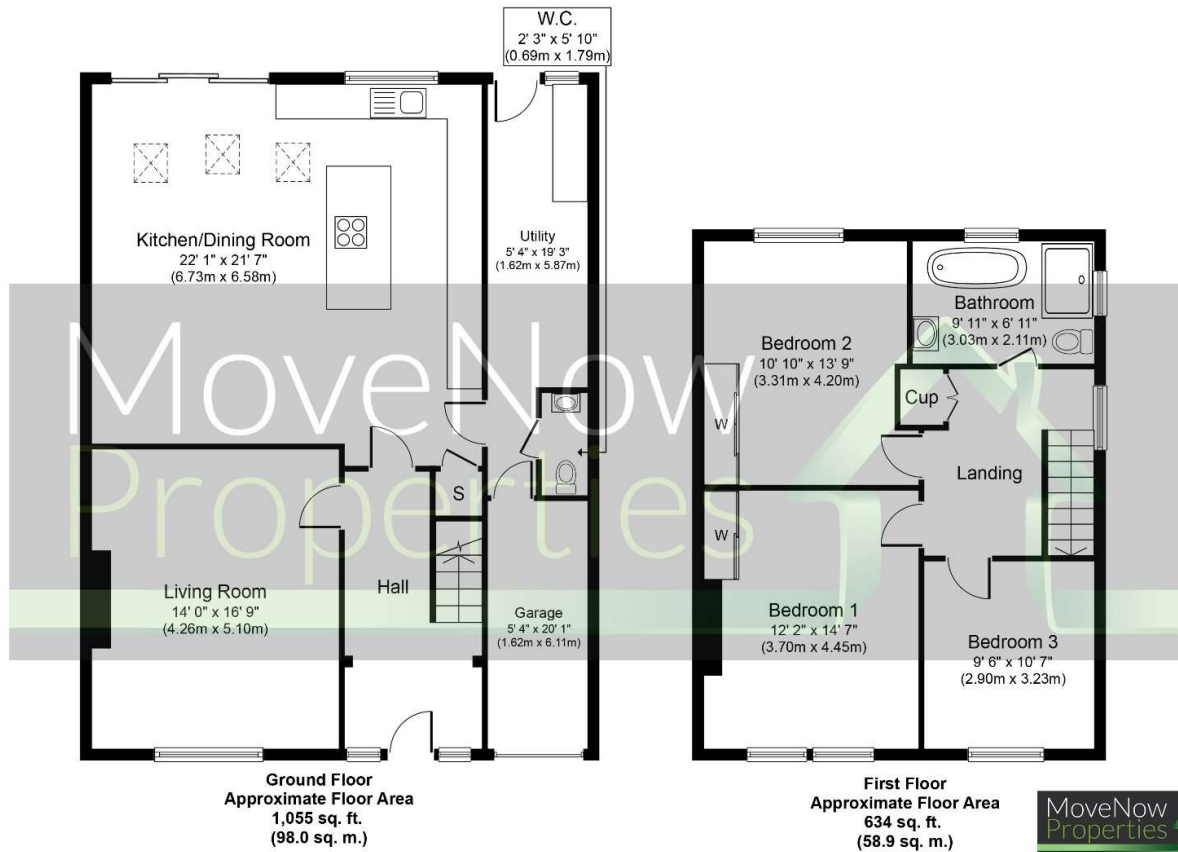
### Garage

Access the garage effortlessly through the up-and-over door, providing a convenient and space-saving entry point. The garage features a modern weather compensation heating system that is digitally controlled, ensuring optimal temperature regulation regardless of outdoor conditions.

**Tenure**  
Freehold

**Floor Plan**

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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92+	A		
81-91	B		
69-80	C	69	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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