

# MoveNow Properties



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**FOR SALE**

**Haywood Road, Wakefield,**

**WF1 4FP**

**4 Bedroom, Detached**

**£360,000**



Movenowproperties are delighted to offer this 4 bedroom detached family home for sale. Having garage with driveway, large dining kitchen, study and enclosed rear garden. This property must be viewed to truly appreciate.

- Detached
- 4 Beds & 2 Receptions
  - 2 Bathrooms
- Energy Rating B
- Council tax band E
  - Sep WC
  - Garage
  - Garden
- Central heating

### Entrance Hallway

Composite door leads to hallway with doors to separate rooms and stairs to first floor.



### Dining Kitchen

**Measurements: 23' 6" x 16' 5" (7.16m x 5.00m)**

This large dining kitchen is the ideal space for entertaining guests. Having a range of modern wall and base units with complementary work surfaces, stainless steel sink and drainer, double glazed window to front aspect, French doors lead to the rear garden. Integrated dishwasher, space for washing machine, integrated fridge/freezer, electric oven and grill, gas hob with extractor hood above.



### Living Room

**Measurements: 16' 3" x 10' 3" (4.95m x 3.12m)**

Ideal for relaxing after a long day, with French doors to rear garden.





## Study

**Measurements: 6' 5" x 6' 2" (1.96m x 1.88m)**

Perfect home office space located on the ground floor with double glazed window to front aspect.

## Ground Floor WC

Low flush WC, wall hung wash basin, part tiling to walls and radiator.



## Stairs/Landing

Doors to bedrooms and family bathroom, and cupboard housing boiler.

## Bedroom 1

**Measurements: 13' 1" x 10' 9" (3.99m x 3.28m)**

Double bedroom with fitted bedroom furniture, double glazed window to front and door to en-suite.



## En-Suite

Large shower cubicle, low flush WC, wall hung wash basin, part tiled walls, frosted double glazed window and tiled flooring.



### Bedroom 2

Measurements: 9' 7" x 9' 5" (2.92m x 2.87m)

A second double bedroom with fitted double bed and wardrobes, double glazed window to rear and radiator.



### Bedroom 3

Measurements: 10' 9" x 10' 5" (3.28m x 3.17m)

Another double bedroom with fitted wardrobes and double glazed window to front.



### Bedroom 4

Measurements: 9' 7" x 6' 9" (2.92m x 2.06m)

Spacious single bedroom with fitted single bed and wardrobes, storage cupboard and double glazed window overlooking the rear garden.



### Bathroom

Comprising of a 3 piece suite with bath and overhead mains shower and glass shower screen, wall hung wash basin, low flush WC, frosted double glazed window, part tiling to walls and tiled flooring.



## Outside

To the front of the property is a small open garden space with lawn area and small bushes/shrubs. Driveway suitable for 2 – 3 vehicles leads to the side with the detached garage having power, lighting and electric car charging point.

The rear garden mainly laid to lawn with patio areas and side access gate.



## Tenure

Freehold

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		93
81-91	B	84	
69-80	C		
55-68	D		
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 offices directly.

## Free valuations

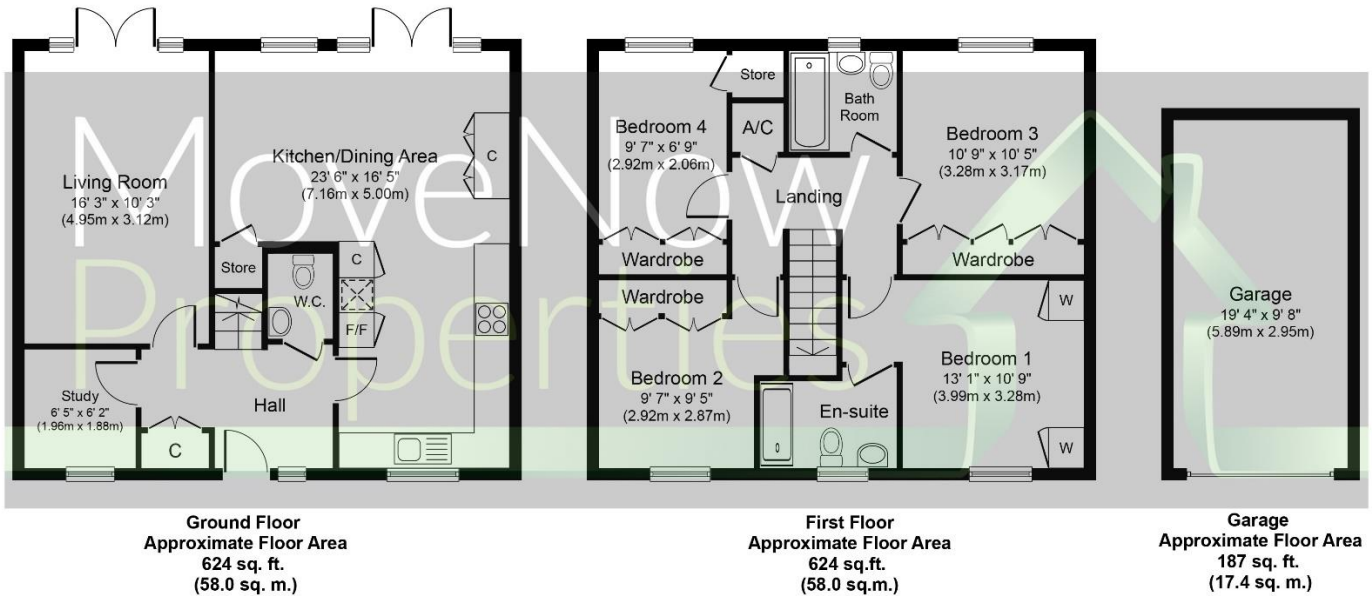
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For a free valuation on your property please do not hesitate to contact us.



## 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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