

MoveNow Properties



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FOR SALE

Haywood Road, Wakefield,

WF1 4FP

4 Bedroom, Detached

GUIDE PRICE £300,000



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

- For Sale by Modern Auction – T & C's apply
 - Subject to Reserve Price
 - Buyers fees apply
 - The Modern Method of Auction
 - Beautiful Family Home
 - Fitted Bedroom Furniture
 - Large Dining Space
 - Garage
 - Electric Car Charging Point

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

Considering selling or letting your property?

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

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

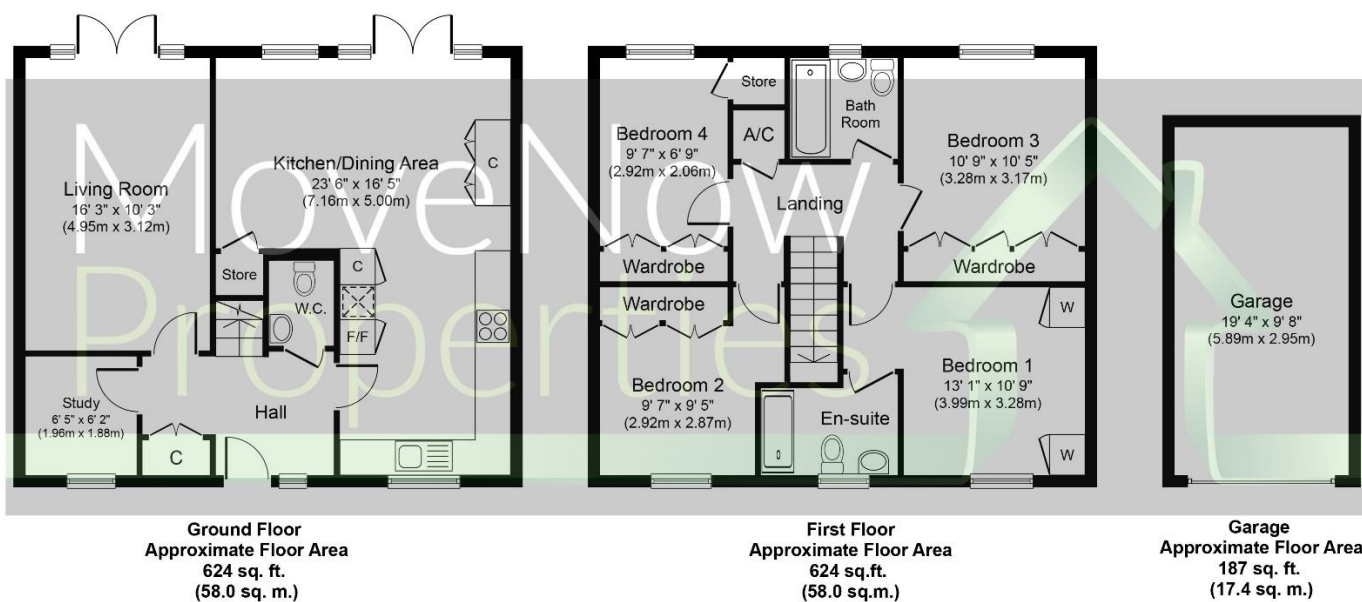
A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT.

This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional

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.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.