

# MoveNow Properties



WAKEFIELD OFFICE:

Address: 10 Rishworth Street, Wakefield, WF1 3BY

Web: [www.movenowproperties.com](http://www.movenowproperties.com)

Tel: 01924 249349

Email: [info@movenowproperties.com](mailto:info@movenowproperties.com)

BARNSELY OFFICE:

Address: 41A Towngate, Mapplewell, S75 6AS

Web: [www.movenowproperties.com](http://www.movenowproperties.com)

Tel: 01226 593477

Email: [mapplewell@movenowproperties.com](mailto:mapplewell@movenowproperties.com)

**FOR SALE**

**Pinderhill Avenue, Wakefield,**

**WF1 4FG**

**3 Bedroom, Semi-Detached**

**£295,000**



Movenowproperties are thrilled to present this charming three-bedroom semi-detached property boasting two bathrooms, a downstairs WC, and a delightful rear garden with a detached garage. This property is truly deserving of admiration.

- **Spacious Bedrooms:** This home boasts three generously sized bedrooms, offering ample space for relaxation and personalisation.
- **Luxurious Bathrooms:** With two bathrooms, including an ensuite, convenience and comfort are prioritised for all occupants.
- **Semi-Detached Charm:** Enjoy the best of both worlds with the privacy and tranquillity of a semi-detached property.
- **Garage with Power & Lighting:** A convenient garage space equipped with power and lighting providing secure storage and versatility for various needs.
- **Tranquil Outdoor Space:** Step into the enclosed garden featuring a delightful raised decking area, perfect for enjoying outdoor gatherings or moments of solitude.
- **Convenient Downstairs WC:** Adding a touch of convenience, the property features a downstairs WC, ensuring practicality for daily living.
- **Modern Kitchen and Dining:** The heart of the home is a stylish and functional kitchen/dining area, offering contemporary design and space for culinary creations and shared meals.

### Entrance Hall

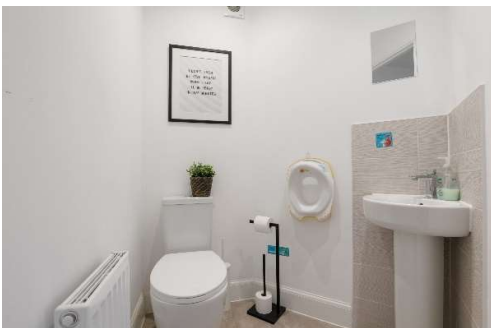
As you step into the entrance hall through the composite door with frosted glass panels, you are greeted by a spacious area adorned with carpet flooring, radiating warmth from the radiator. The hall gracefully leads to the first-floor landing, offering convenience with a useful storage cupboard.



### Downstairs WC

**Measurements 4' 4" x 2' 11" (1.31m x 0.88m)**

The downstairs WC features tile-effect vinyl flooring, a modern low flush WC, and a corner pedestal wash basin with stylish tile splashback. Recessed spotlights add a touch of sophistication, while a radiator ensures comfort.



## Kitchen / Dining Room

**Measurements 16' 2" x 11' 11" (4.94m x 3.63m)**

The kitchen/dining room is a modern marvel with cream wall and base units complemented by wood-effect surfaces. Equipped with plumbing for washing machine and dishwasher, integrated appliances including a fridge freezer and Zanussi oven, and a stainless steel sink with a mixer tap, this space is as functional as it is stylish. A double glazed window provides a view of the front, while patio doors open to the enclosed rear garden, perfect for outdoor dining.



## Living Room

**Measurements 16' 2" x 10' 10" (4.93m x 3.30m)**

In the living room, carpet flooring sets the stage for relaxation, while patio doors offer access to the enclosed rear garden. A modern fire surround with an oak mantle and tiled hearth adds a touch of elegance to the space.



### Stairs & Landing

Ascend the stairs with the spindle staircase and oak handrail to reach the landing, where a double glazed window overlooks the front, inviting natural light.



### Master Bedroom

**Measurements 9' 7" x 9' 6" (2.91m x 2.89m)**

Bedroom one is a tranquil retreat with carpet flooring, a radiator, and fitted wardrobes with mirrored sliding doors.



### En-suite

**Measurements 8' 3" x 4' 0" (2.51m x 1.21m)**

The ensuite features tile-effect vinyl flooring, modern tiling to the walls, a wall-hung wash basin, a low flush WC, and a glass-door shower.



### Bedroom Two

**Measurements 12' x 11' x 8' 10" (3.69m x 2.69m)**

A double bedroom with carpet flooring, radiator, and double glazed windows overlooking the front



### Bedroom Three

**Measurements 14' 7" x 7' 1" (4.44m x 2.16m)**

Bedrooms three offer comfortable accommodation with carpet flooring, radiator, and double glazed windows overlooking the rear.



### Family Bathroom

**Measurements 5' 10" x 5' 7" (1.77m x 1.70m)**

The family bathroom boasts tile-effect vinyl flooring, modern part tiling to the walls, a wall-hung wash basin, a low flush WC, and a bath with concealed taps, ensuring a luxurious bathing experience.



### Outside

The rear garden offers a serene retreat with a lawn, fenced boundaries, and a raised deck area for outdoor seating.



### Garage

**Measurements 19' 9" x 9' 11" (6.03m x 3.01m)**

Benefiting from a garage with power and lighting, along with a private driveway, completing this idyllic home.

## Broadband connection

Fibreoptic

## Mobile Coverage

Three

O2

Vodafone

EE

## Satellite / Fibre TV Availability

BT

Sky

Virgin

## Parking

Private Drive & Garage

## Council Tax

Band C

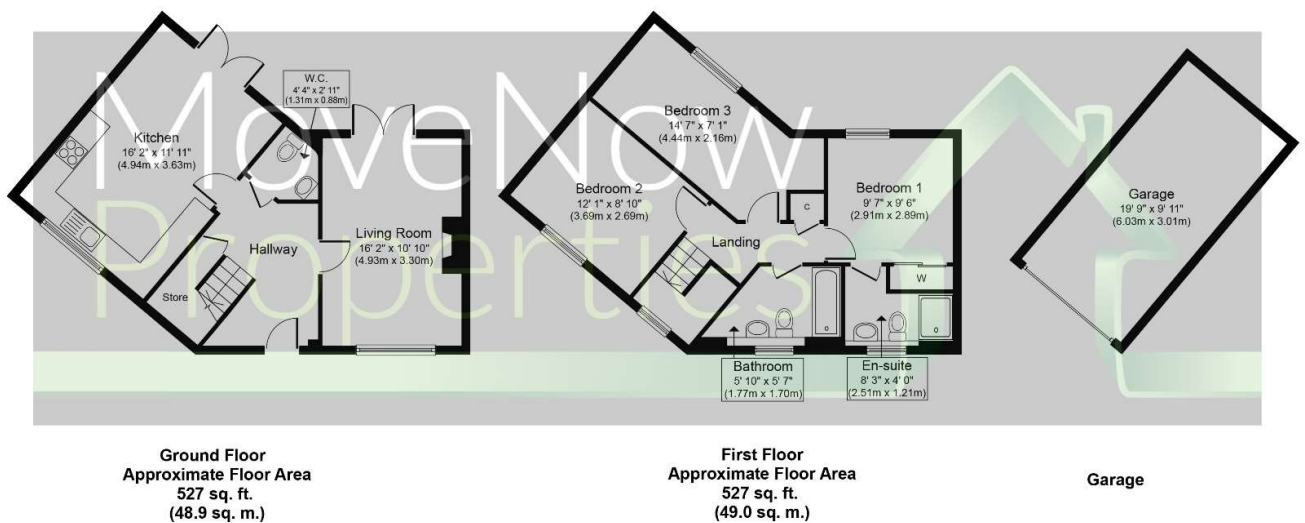
## Tenure

Freehold

## Annual Service Charge £240 pa

## 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.

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		94
81-91	B	83	
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.

### 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.





