

MoveNow Properties



WAKEFIELD OFFICE:

Address: 10 Rishworth Street, Wakefield, WF1 3BY

Web: www.movenowproperties.com

Tel: 01924 249349

Email: info@movenowproperties.com

BARNSELY OFFICE:

Address: 41A Towngate, Mapplewell, S75 6AS

Web: www.movenowproperties.com

Tel: 01226 593477

Email: mapplewell@movenowproperties.com

FOR SALE

Greenmoor Avenue, Wakefield

WF3 3LG

3 Bedroom, Semi-Detached Home

£269,500



Movenowproperties are delighted to present this beautifully refurbished 3-bedroom semi-detached home for sale. Recently updated to a high standard, the property features a full rewire (2021), brand new windows, doors, and a new boiler. The home boasts an enclosed rear garden, complete with a built-in BBQ area, perfect for outdoor entertaining. Additional benefits include a convenient carport and garage. This is a property that truly needs to be viewed to be fully appreciated.

- Three well-proportioned bedrooms
 - Charming semi-detached home
- Recently refurbished with updated electrics, heating system, windows, and doors
 - Contemporary kitchen with integrated appliances
 - Convenient downstairs WC
 - Beautifully enclosed rear garden, perfect for relaxation and entertaining
 - Detached garage, fully equipped with power and lighting
 - Spacious driveway and convenient carport
 - Rear garden features a delightful seating area and built-in BBQ
 - Fully boarded loft with easy-access loft ladder
 - Must be viewed to be appreciated

Entrance Porch

Welcoming you is a stylish UPVC double glazed entrance door, complemented by a matching double glazed window that provides a view of the front. An internal door leads into the entrance hall, setting the tone for the home's warmth and elegance.

Entrance Hall

Featuring sleek laminate flooring, this inviting hallway offers access to the first floor via a staircase. It includes a radiator for warmth and an internal door leading into the living room, combining style and functionality.

Living Room

Measurements: 12'5" x 8'4" (3.78m x 2.54m)

Bathed in natural light, this spacious and airy living room boasts a charming double glazed bay window with a view to the front. The room is adorned with modern laminate flooring and a free-standing electric fire, perfect for cosy evenings. An internal door seamlessly connects the living room to the dining kitchen.



Dining Kitchen

Measurements: 15' 8" x 8' 4" (4.78m x 2.54m)

This contemporary kitchen is equipped with a range of recently installed wall and base units, complemented by sleek work surfaces and a stylish tiled splashback. The kitchen features a sink with drainer and mixer tap, an integrated oven and integrated microwave, electric hob with cooker hood, integrated dishwasher, fridge/freezer, and a washing machine. French doors open to the rear garden and patio, creating an effortless indoor-outdoor flow. The kitchen is illuminated by inset spotlights, with a radiator ensuring warmth.



Downstairs WC

A practical and modern cloakroom, featuring a sleek 2-in-1 low flush WC and sink, complemented by tiled flooring and recessed ceiling spotlights.



Stairs & Landing

A wooden staircase leads to the first floor, enhanced by a traditional yet modern carpet runner and handrail. A double glazed window offers a view of the side of the property. The landing provides access to a fully boarded loft, complete with drop-down ladder, lighting, and carpeting—ideal for additional storage.



Bedroom 1

Measurements: 13'8" x 9'7" (4.17m x 2.92m)

This spacious double bedroom enjoys an abundance of natural light through a double glazed bay window. With carpet flooring and a radiator, it provides a tranquil retreat.



Bedroom 2

Measurements: 9'3" x 8'5" (2.82m x 2.57m)

A well-proportioned double bedroom, featuring a double glazed window overlooking the rear garden, carpet flooring, and a radiator for added comfort.



Bedroom 3

Measurements: 8'5" x 5'9" (2.57m x 1.75m)

This charming single bedroom, with carpet flooring and a radiator, is enhanced by a double glazed window with a view to the front.



Shower Room

A modern and sleek shower room featuring a contemporary three-piece suite in white, including a low flush WC, concealed cistern, and a wash basin set within a stylish vanity unit. The room is finished with elegant tiling to the walls and floor, a corner shower unit, recessed spotlights, and a frosted double glazed window to the rear.



Outside

The front of the property features an attractive brick-paved double-width driveway, offering ample space for two cars. Additional parking is available in the carport at the side of the property, accessed through double timber gates, leading to the rear where a detached garage awaits. The rear garden is a beautifully presented oasis, fully enclosed and offering a paved patio, a gazebo, and an array of mature shrubs and flowers. There's also a dedicated barbecue area situated behind the garage—perfect for outdoor entertaining.



Garage

This detached garage is a versatile and practical space, equipped with its own power and lighting circuit. Ideal for storage, hobbies, or a workshop.



Tenure: Freehold

Council Tax Band C

Property Type: Semi Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

Broadband - All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Private Drive, Car Port & Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a convincing solicitor.

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C		
55-68	D	56	
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

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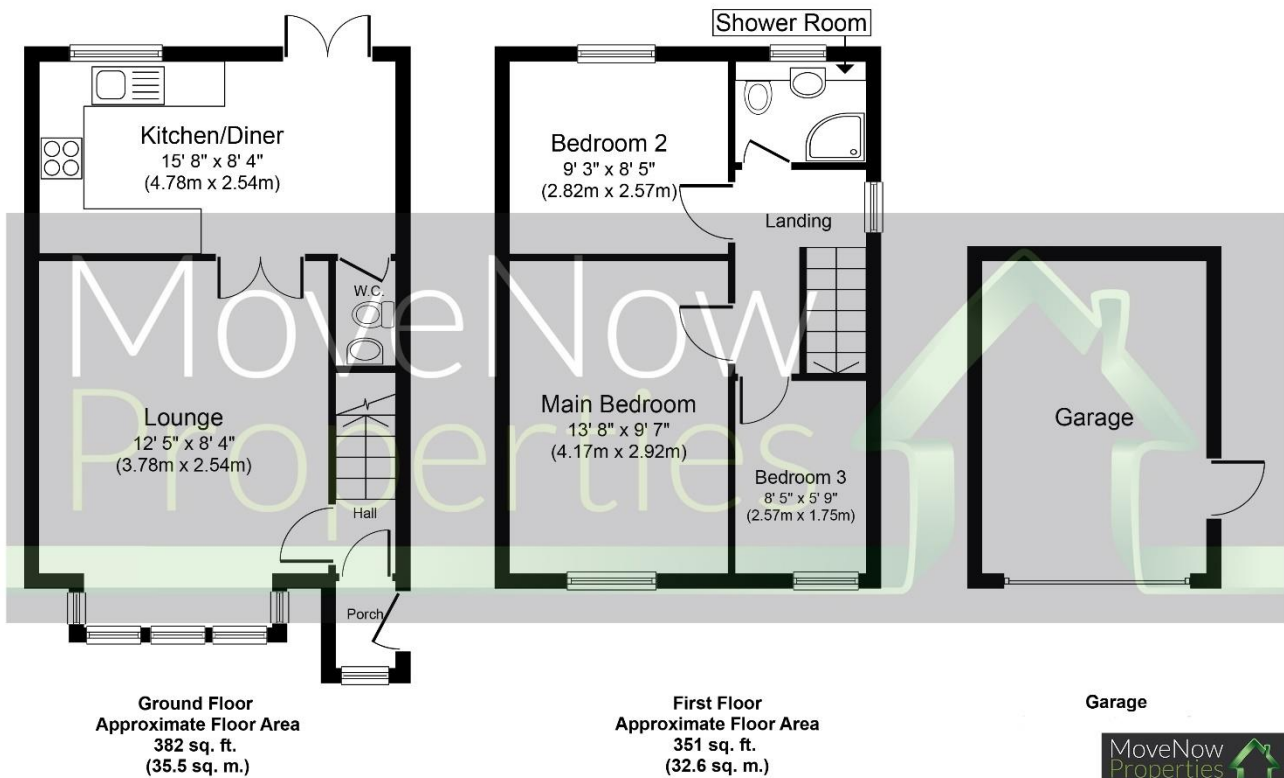
01924 249349

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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.
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