

MoveNow Properties



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FOR SALE

216 Flanshaw Lane, Wakefield,

WF2 9JB

4 Bedroom, Detached

£495,000



Movenowproperties are thrilled to present this exceptional, spacious detached home, offering the perfect blend of contemporary design and practicality. Boasting four generously-sized double bedrooms, including one conveniently situated on the ground floor, this home offers a versatile layout ideal for family living.

- Spacious detached home
- Four generously sized double bedrooms
 - Contemporary kitchen/ dining area
 - Three stylish bathrooms
- Practical utility room and downstairs WC
 - Expansive private driveway
 - Secluded rear garden
 - EPC rating C 79

Accommodation Briefly Comprises:

Entrance Hall:

A welcoming entrance with a composite front door featuring frosted glass panels. Highlights include LED spotlights, a central heating radiator, and stairs to the first floor. Glass-pane doors lead to the lounge and kitchen/diner, with additional doors for the downstairs WC, ground-floor bedroom, garage, and understairs storage.



Lounge:

Measurements: 16' 9" x 11' 9" (5.10m x 3.59m)

A bright and airy lounge, enhanced by LED spotlights, two central heating radiators, and a large UPVC double-glazed bay window overlooking the front garden.



Kitchen / Diner:

Measurements: 18' 10" x 17' 8" (5.75m x 5.38m)

A stunning modern kitchen equipped with integrated appliances, including a five-ring induction hob, oven, microwave, warming drawer, dishwasher, fridge, and freezer. Features Corian countertops, a composite double sink, and bi-fold doors leading out to the rear patio. This space is flooded with natural light from three UPVC double-glazed windows and two Velux skylights, all complemented by LED spotlights and two central heating radiators.



Utility Room:

Measurements: 6' 8" x 4' 9" (2.03m x 1.46m)

Fitted with wall and base units, a laminate work surface, stainless steel sink, and space for both a washing machine and tumble dryer. A UPVC double-glazed window, tiled splashback, and LED spotlights complete this practical space.



Downstairs WC:

Stylishly appointed with a low flush WC, wash basin set in a modern vanity unit, fully tiled walls, and LED recessed spotlights, along with a central heating radiator.

Bedroom Two (Ground Floor):

Measurements: 11' 9" x 10' 4" (3.58m x 3.16m)

This versatile bedroom includes fitted wardrobes, French doors opening onto the rear patio, LED spotlights, and a radiator. Direct access to the ensuite shower room enhances convenience and privacy.



En Suite Shower Room:

Measurements: 8' 5" x 4' 3" (2.56m x 1.30m)

A contemporary ensuite featuring a walk-in shower, low flush WC, wash basin in a modern vanity, and fully tiled walls. A frosted UPVC window and a ladder-style radiator add style and functionality.



First Floor Galleried Landing:

Spacious landing with access to the loft (partially boarded), a UPVC window, LED spotlights, and a central heating radiator. Includes loft ladder and lighting.



Bedroom One:

Measurements: 18' 6" x 10' 6" (5.64m x 3.20m)

A generously sized master bedroom featuring a rear-facing UPVC window, LED spotlights, a central heating radiator, and access to a private dressing room and ensuite.



Dressing Room:

Measurements: 10' 6" x 4' 5" (3.20m x 1.34m)

This additional space offers LED spotlights and access to the ensuite shower room.



En Suite Shower Room:

Measurements: 8' 5" x 4' 3" (2.56m x 1.30m)

A stylish ensuite with a Velux skylight, ladder-style radiator, low flush WC, wash basin, and a walk-in shower, finished with fully tiled walls.



Bedroom Three:

Measurements: 16' 10" x 11' 2" (5.12m x 3.41m)

A spacious bedroom with fitted wardrobes, LED spotlights, central heating radiator, and a front-facing UPVC window.



Bedroom Four:

Measurements: 13' 2" x 12' 6" (4.01m x 3.82m)

This room features fitted wardrobes, LED spotlights, a central heating radiator, and a door leading to a storage cupboard.

House Bathroom/WC:

Measurements: 10' 5" x 8' 6" (3.17m x 2.60m)

An elegant family bathroom with two Velux skylights, a ladder-style radiator, low flush WC, ceramic wash basin in a modern vanity, and a bath with mixer tap, all complemented by fully tiled walls and a large walk-in shower.



Outside:

The property benefits from a spacious tarmac driveway, providing parking for several vehicles, complemented by iron fencing and boundary walls. The enclosed rear garden, predominantly laid to lawn with a paved patio area, offers the perfect setting for outdoor dining and entertaining.

**Garage:**

Measurements: 17' 10" x 11' 5" (5.44m x 3.49m)

Features an electric roller door, fitted wall cupboards, an Ideal boiler, and water tank, providing ample storage and convenience.

This exceptional home combines modern design with family-friendly living spaces, making it the perfect place to call home.

Tenure: Freehold

Council Tax Band D

Property Type: 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

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

Parking type: Off road, Private Drive & 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 conveyancing solicitor.

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C	79	
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 office on 01924 249349.

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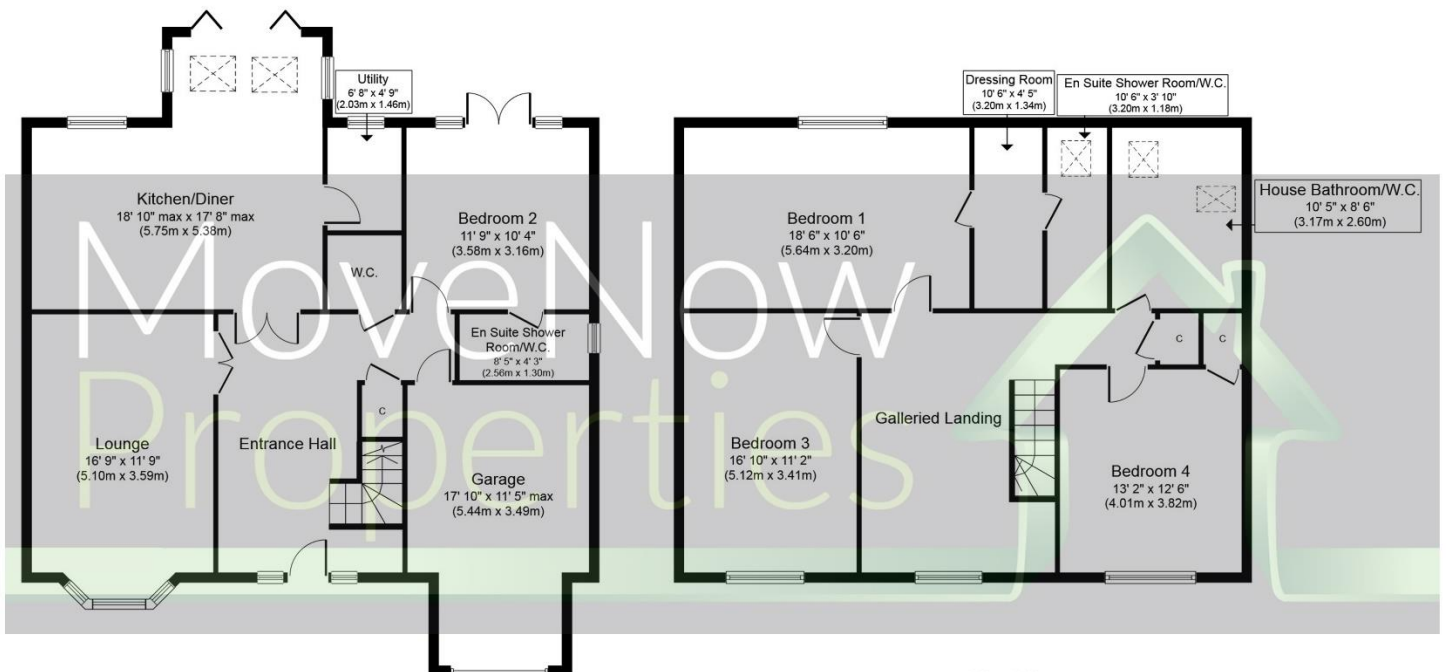
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Floor plans

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.



Ground Floor
Approximate Floor Area
1,158 sq. ft.
(107.6 sq. m.)

First Floor
Approximate Floor Area
1,043 sq. ft.
(96.9 sq. m.)



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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