

MoveNow Properties



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FOR SALE

Burkhill Street, Wakefield,

WF1 5PA

2 Bedroom, Terrace House

£170,000

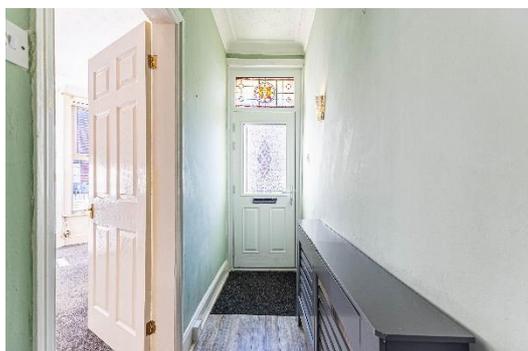


Movenowproperties are delighted to present this spacious two-bedroom terrace home for sale. Featuring a new kitchen and bathroom, freshly plastered walls, and new flooring throughout, this charming property also boasts a delightful rear garden. Ideally situated in a central location, it is offered with no onward chain and vacant possession—ready for its next owner.

- Recently renovated to a high standard
- Brand-new kitchen, bathroom, and flooring
- Freshly plastered walls for a modern finish
- Low-maintenance, enclosed rear garden
- Two generously sized double bedrooms
- Two spacious and versatile reception rooms
- Vacant possession with no onward chain
 - A must-see property!
- Prime central location with excellent amenities

Entrance Hall

A welcoming composite entrance door with original transom glass above, wood-effect laminate flooring, radiator, and wall lights. Stairs lead to the first floor and doors offer access to the living and dining rooms.



Living Room

Measurements: 15'6" x 11'8" (4.72m x 3.56m)

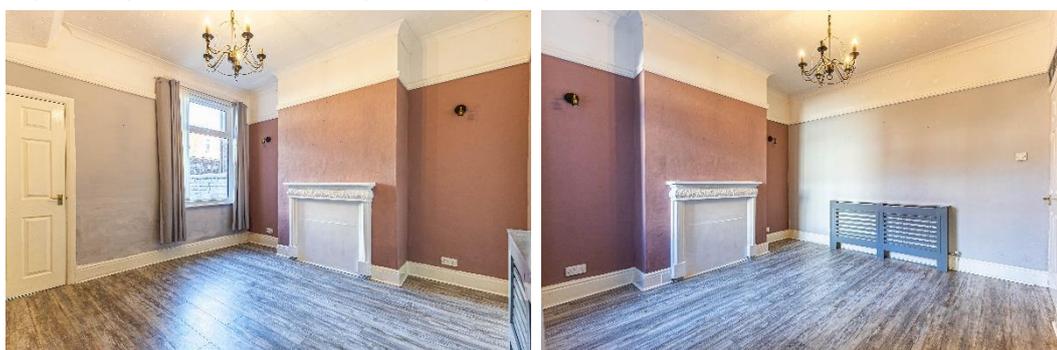
A spacious and inviting living area with carpet flooring, an open coal fire, and a double-glazed bay window fitted with blinds, offering a charming front aspect. Finished with a coving ceiling, wall lights, and a radiator.



Dining Room

Measurements: 12'2" x 11'7" (3.71m x 3.53m)

A generous second reception room featuring wood-effect laminate flooring, a radiator, and a double-glazed window overlooking the rear. Characterful details include a coving ceiling and picture rail. A useful under-stairs storage cupboard provides additional practicality.



Kitchen

Measurements: 15'6" x 11'8" (4.72m x 3.56m)

A newly fitted modern kitchen offering a stylish range of wall and base units with complementary work surfaces and tiled splashbacks. Equipped with a 1.5 sink and drainer with a black mixer tap, an induction hob, and an integrated electric oven. Double-glazed windows overlook the side and rear, while a half-frosted uPVC door opens to the rear garden. Additional features include a radiator, plumbing for a washing machine, and space for a fridge freezer.



Stairs & Landing

Carpeted stairs and landing with a handrail, loft access, and doors leading to the bedrooms and bathroom. The loft hatch includes a pull-down ladder, leading to a fully boarded loft, ideal for additional storage.

Bedroom One

Measurements: 15'4" x 11'11" (4.67m x 3.63m)

A spacious double bedroom with carpet flooring, a radiator, and a double-glazed window overlooking the front. Featuring a coving ceiling and picture rail, this room comfortably accommodates a super king-sized bed and large wardrobes, which can be left if desired.



Bedroom Two

Measurements: 12'4" x 9'8" 3.76m x 2.95m)

Another well-proportioned double bedroom with carpet flooring, a radiator, and a double-glazed window overlooking the rear garden.



Bathroom

A newly fitted and spacious bathroom featuring a modern suite, including a bath with an overhead shower and glass shower screen, a low-flush WC, and a pedestal wash basin. Part-tiled walls, a radiator, and a frosted double-glazed window to the side complete the space. A useful storage cupboard houses the combi boiler.



Outside

To the front of the property, there is on-street parking and a pleasant buffer garden. The low-maintenance rear garden features artificial turf and a raised seating area, providing a charming outdoor space. A gated rear access adds further convenience.



Tenure: Freehold

Council Tax Band A

Property Type: Terrace

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: On Street

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

Coal mining area West Yorkshire is a mining area

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 | | |
| 55-68 | D | 65 | |
| 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

Free valuations

Considering selling or letting your property?

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

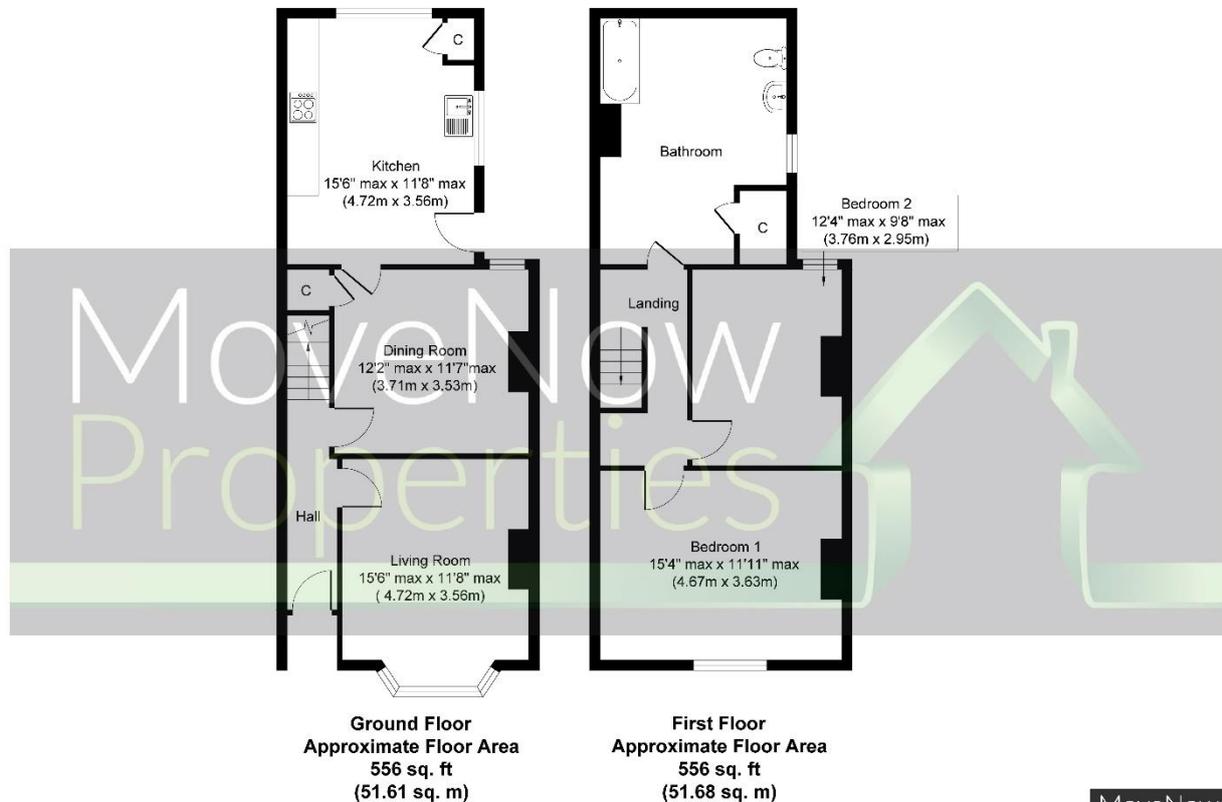
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Floor plans

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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