



Offers in excess of £200,000

TENURE : FREEHOLD

Rowan Court, Wakefield, WF2

Bedrooms : 4

Bathrooms : 1

Reception Rooms : 1

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MoveNow
Properties

MoveNowProperties are proud to present this extended four bedroom family home. This well presented end-terraced property is nestled in a quiet cul-de-sac in the popular area of Alverthorpe. Ideal for families, the home offers spacious, flexible living throughout and boasts a large private garden backing onto open fields and parkland.

Entrance Hall

Bright and welcoming entry space giving access into the main living areas of the home.

Living Room

Measurements: 17'10" x 12'0" (5.44m x 3.00m)

A spacious and cosy front-facing living room with a large window providing plenty of natural light. Complete with a central heating radiator, this is the perfect space for relaxing or entertaining.

Dining Room / Second Reception Room

Measurements: 15'0" x 7'2" (4.70m x 2.18m)

Accessed via the living room, this versatile space serves well as a formal dining area or additional lounge. French doors open directly onto the rear garden, creating a lovely indoor-outdoor flow.

Office / Study Room

Measurements: 8'7" x 7'3" (2.61m x 2.21m)

Ideal for home working or study, this dedicated office features a double-glazed window and central heating radiator for comfort.

Kitchen

Measurements: 11'7" x 11'10" (3.54m x 3.38m)

Well-appointed fitted kitchen with a range of base and wall units, built-in oven and hob, and access to the conservatory via double doors. Offers great potential for further customization.

Conservatory

Measurements: 11'11" x 8'7" (3.64m x 2.62m)

A light-filled space with patio doors leading out to the garden. Perfect as a playroom, dining space, or additional sitting area with views over the garden.

Bedroom One

Measurements: 11'10" x 10'11" (3.61m x 3.33m)

A generous double bedroom with a large double-glazed window and central heating radiator, offering plenty of natural light and space for storage.

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Bedroom Two

Measurements: 15'4" x 7'4" (4.68m x 2.23m)

Another good-sized bedroom, also with a double-glazed window and central heating radiator. Ideal for use as a double bedroom or guest room.

Bedroom Three

Measurements: 9'3" x 7'0" (2.63m x 2.14m)

Comfortable single or small double bedroom featuring a central heating radiator and window overlooking the rear garden.

Bedroom Four

Measurements: 12'2" x 3'3" (3.70m x 1.00m)

A fourth bedroom suitable for a child's room, nursery, or additional office space. Includes window and radiator.

Family Bathroom

Modern three-piece suite in white including WC, basin, and bathtub with a five-setting power shower overhead. Also includes a central heating radiator and neutral tiling.

Loft Spaces

The property benefits from two loft spaces. One is fully boarded, fitted with electricity, and includes a drop-down ladder for easy access—ideal for additional storage or potential conversion (STPP).

Outside

To the front, a well-kept lawned garden and a private driveway offer ample parking. The rear garden is spacious and enclosed, featuring a generous patio area and tall fencing for privacy. A secure gate opens directly onto Alverthorpe Meadows and Wrenthorpe Park—perfect for dog walking, family outings, or enjoying nature.

This is a truly impressive home in a fantastic location. Early viewing is strongly recommended to avoid disappointment.

EPC Rating: C73

Please contact us for further details of the full EPC

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Tenure: Freehold
Council Tax Band A
Property Type: End 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
Broadband connection: fibreoptic
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
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 - Full planning permission was granted for a side extension which was done approximately 15 years ago.
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.

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.

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:

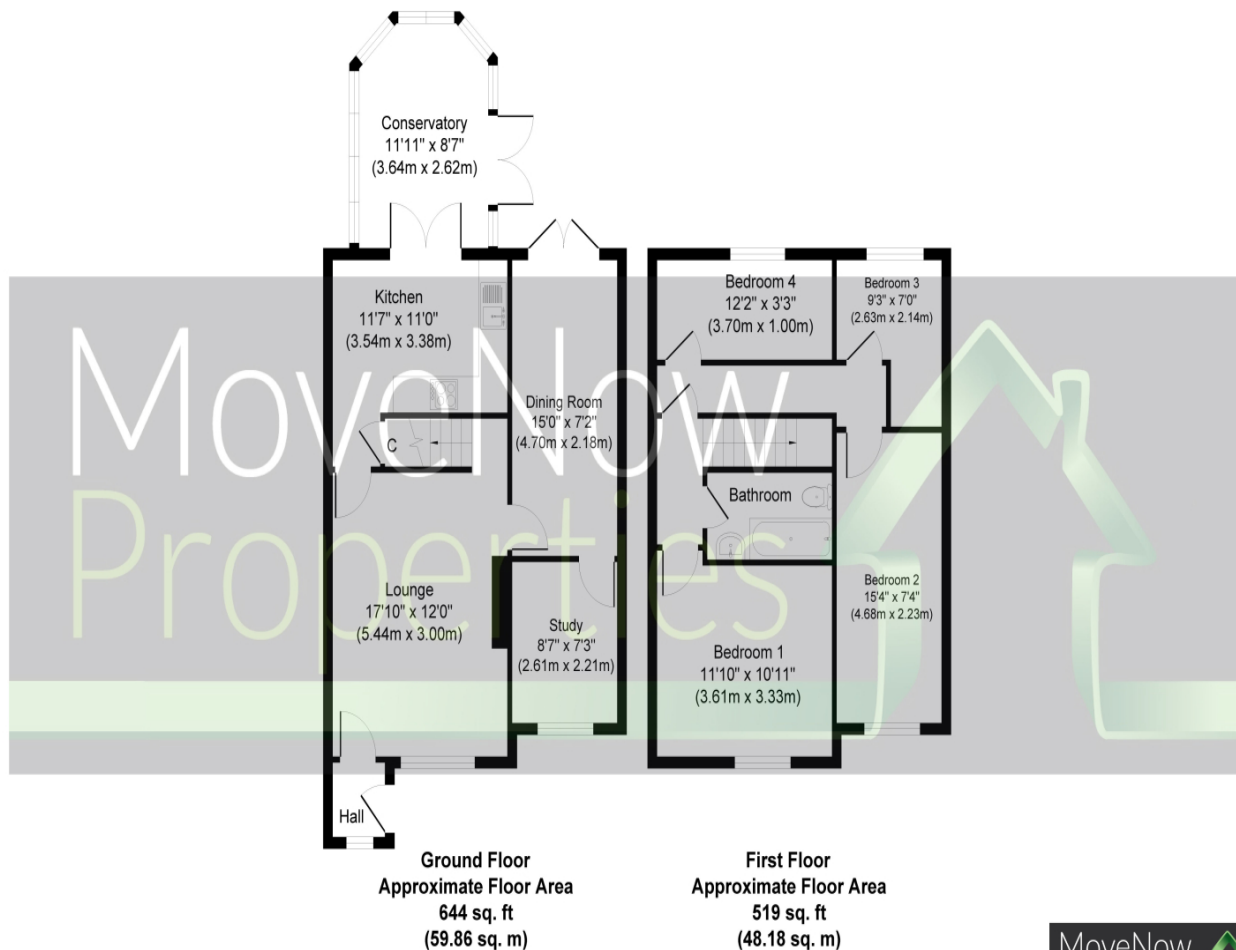
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart