



£189,995

TENURE : FREEHOLD

Farne Avenue, Wakefield, WF2

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Three-bedroom semi-detached property

Well-maintained gardens to front

Spacious Kitchen/ Diner

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MoveNow
Properties

MoveNowProperties are delighted to present this charming three-bedroom end terrace home. Available with no onward chain, this well-maintained property is set on a generous plot and boasts attractive gardens to the front, side, and rear. Offering a kitchen/dining room, a bright living area, and three well-proportioned bedrooms, it's the perfect home for first-time buyers, families, or those looking to upsize.

Accommodation

Entrance Hall

A welcoming entrance via a UPVC front door featuring carpet flooring, a central heating radiator, stairs to the first floor, and an internal door leading into the kitchen/dining room.

Kitchen / Dining Room

Measurements: 12'3" x 11'10" (3.74m x 3.61m)

A functional kitchen/diner fitted with a range of wall and base units, complementary work surfaces, and modern splashback tiling. Includes a gas hob and integrated electric oven, stainless steel sink with mixer tap, and a useful under-stairs storage cupboard. Double-glazed window overlooks the front garden. Carpet flooring and central heating radiator complete the space.

Living Room

Measurements: 15'2" x 10'7" (4.63m x 3.23m)

A bright and cosy living area with carpet flooring, wall lighting, and a double-glazed window overlooking the rear garden. Patio doors provide direct access to the rear, ideal for entertaining and summer living.

First Floor Landing

Carpeted staircase with handrail leads to the first floor. Landing provides access to all three bedrooms and the bathroom. Includes loft hatch and a side-facing double-glazed window.

Bedroom One

Measurements: 12'2" x 10'9" (3.70m x 3.28m)

A spacious double bedroom with front-facing double-glazed window, carpet flooring, central heating radiator, and a built-in storage cupboard.

Bedroom Two

Measurements: 8'11" x 7'7" (2.72m x 2.30m)

A second double bedroom with carpet flooring, central heating radiator, and rear-facing double-glazed window offering pleasant garden views.

Bedroom Three

Measurements: 7'5" x 5'10" (2.72m x 2.30m)

A single bedroom, ideal as a nursery, office, or child's room. Features rear-facing double-glazed window, radiator, and carpet flooring.

Bathroom

Measurements: 6'3" x 4'11" (1.90m x 1.50m)

Comprising a low-flush WC, pedestal wash basin, and a smaller-than-average bathtub with overhead electric shower. Tiled walls and radiator included. Practical and clean.

Outside

Front Garden: Neatly presented with a lawned area, fenced boundaries, and a stone pathway leading to the front door.

Rear Garden: A private and enclosed space with a well-kept lawn, fencing for security and privacy, and a garden shed for storage. Plenty of potential for outdoor seating or landscaping.

This lovely home is ideal for buyers looking for outdoor space, practicality, and the potential to modernise. Located in a residential area with convenient access to local amenities, schools, and transport links. Early viewing is highly recommended to avoid disappointment!

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.

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.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

DISCLAIMER:

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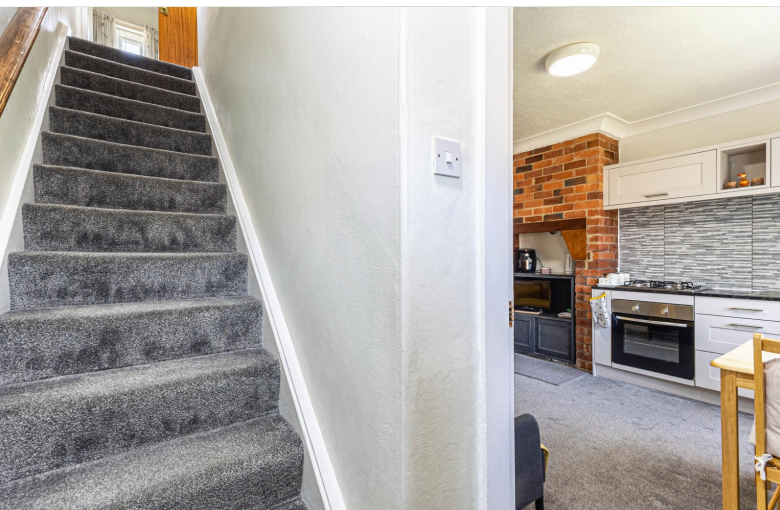
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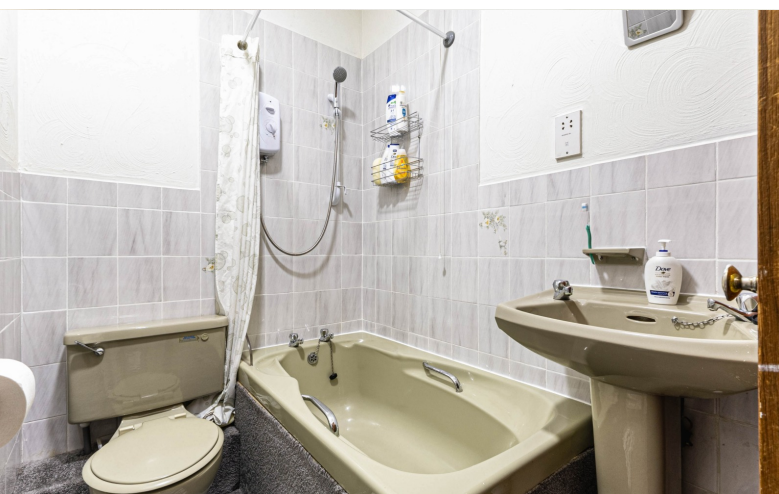
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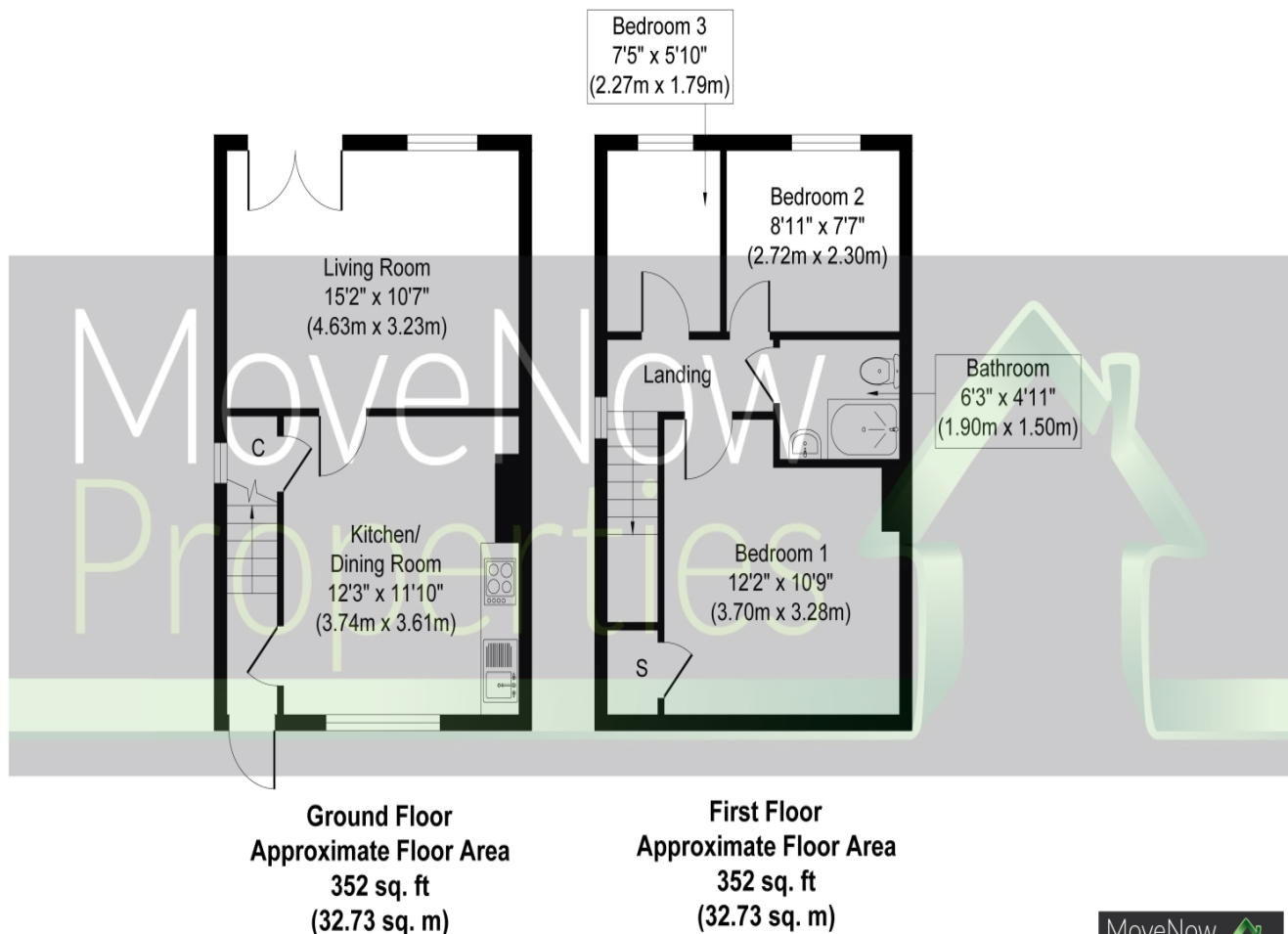
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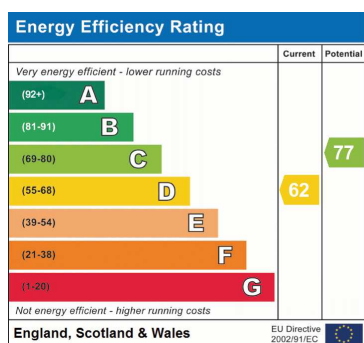






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