



£150,000

TENURE : FREEHOLD

Ferry Lane, Stanley, WF3

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Generous lounge with feature fireplace

UPVC double glazing throughout

Modern kitchen/diner with integrated appliances

Gas central heating system

Stylish four-piece family bathroom

Enclosed south facing rear garden

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Properties**

Movenowproperties are proud to present this charming two-bedroom mid-terrace home, ideally located in the heart of Stanley, Wakefield. Perfect for first-time buyers, small families, or investors, this well-presented property offers a blend of traditional features and modern conveniences. Set within a popular residential area with excellent local amenities and great commuter links, this home is just minutes from Wakefield city centre, schools, and the M62 motorway.

Living Room

Measurements: 13'10" x 12'7" (4.22m x 3.84m)

A welcoming space featuring carpet flooring, ornate ceiling rose, coving, and a striking fire surround with a feature fire. The UPVC double glazed front door with skylight above brings in natural light and leads directly into the lounge.

Kitchen / Diner

Measurements: 13' 0" x 10' 7" (3.96m x 3.23m)

Fitted with a range of wall and base units, work surfaces, and a sink with mixer tap. Includes integrated electric oven, gas hob with extractor hood, Integrated appliances include washing and under counter fridge and freezer. Additional features include a rear-facing window, UPVC door to the garden, tiled flooring, spotlights, understairs storage, and a radiator.

First Floor Landing

Providing access to both bedrooms and the family bathroom.

Bedroom One

Measurements: 13' 11" x 12' 5" (4.24m x 3.78m)

A generously sized double room with a front-facing window, fitted wardrobes and central heating radiator.

Bedroom Two

Measurements: 13' 1" x 4' 11" (3.99m x 1.5m)

Rear-facing with built-in storage and a radiator—ideal as a child's bedroom, home office, or guest space.

House Bathroom

Measurements: 9' 11" x 4' 11" (3.02m x 1.5m)

A stylish four-piece suite in white, comprising a panelled bath, separate waterfall shower head in separate shower unit, low-level WC, and vanity with wash basin. Features include chrome towel radiator, rear-facing window.

External

To the front, on-street parking is available. The rear of the property features a low-maintenance, south facing, enclosed buffer garden with wall boundaries and gated access, as well as additional parking for 2 vehicles via the rear access road

EPC Rating: D65

Please contact us for further details of the full EPC

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 or off road to rear

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.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property

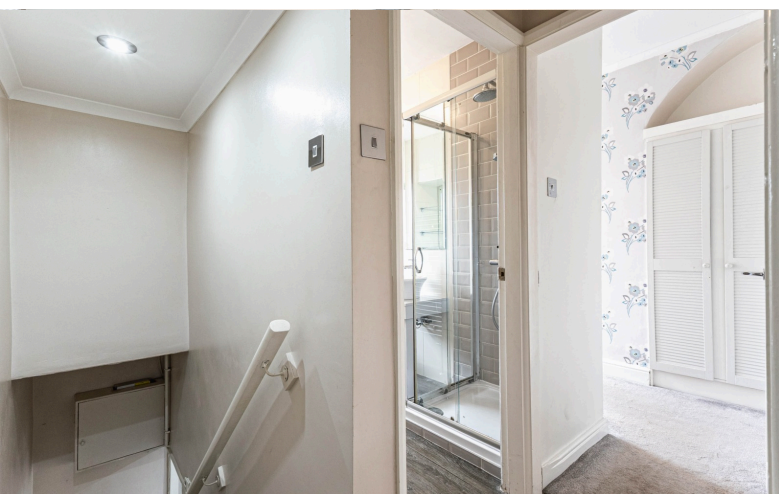
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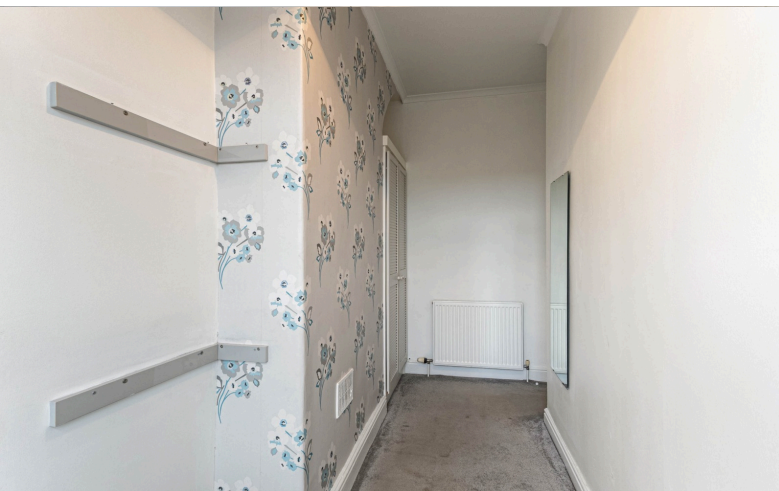
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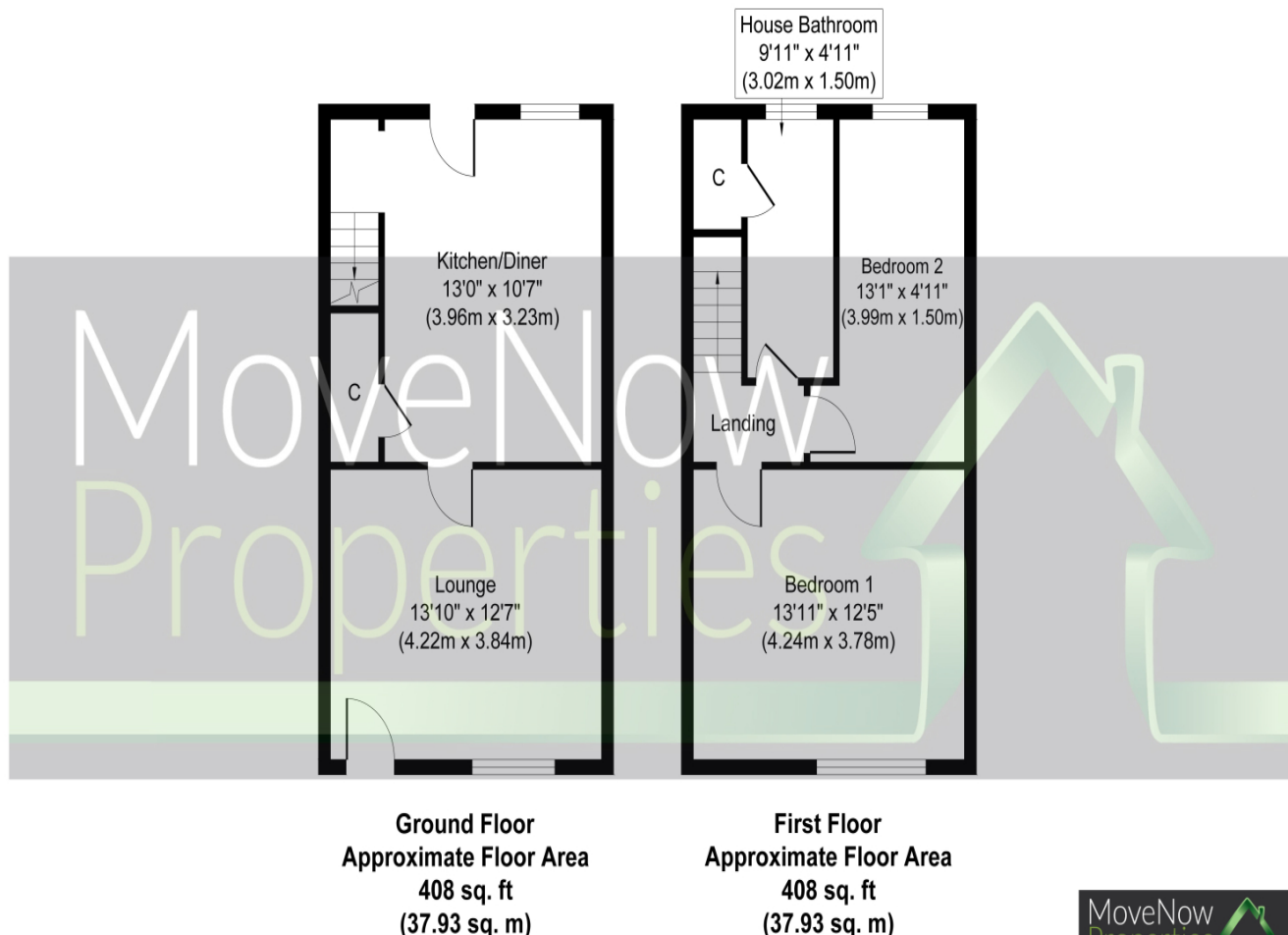
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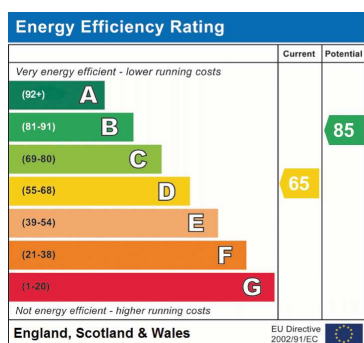






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