



£284,995

TENURE : FREEHOLD

Silcoates Lane, Wrenthorpe, WF2

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Three bedrooms (two doubles one single)

Spacious living and dining areas filled with natural light

Family bathroom with overhead shower

Modern fitted kitchen with integrated appliances

Large enclosed rear garden with decking and patio areas

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MoveNow
Properties

MoveNowProperties proudly present this beautifully maintained family home which offers spacious living accommodation across two floors, combining modern finishes with practical features throughout. With a large enclosed rear garden, detached garage, and multiple reception rooms, this property is ideal for growing families or anyone seeking both comfort and functionality.

Entrance Hall

A warm and welcoming entrance, accessed via a UPVC door with frosted side glass. The laminate flooring flows through, with a radiator and staircase leading to the first floor, and access to both the living room and kitchen.

Living Room

Measurements: 13'11" x 11'5" (4.25m x 3.49m)

A spacious and inviting lounge, beautifully finished with wood-effect laminate flooring and a feature fireplace with a modern surround. The double-glazed bay window overlooks the front, filling the room with natural light.

Kitchen

Measurements: 15'9" x 8'3" (4.79m x 2.51m)

A well-equipped kitchen boasting a range of wall and base units, complemented by stylish work surfaces and tiled splashbacks. Featuring a gas hob with extractor, integrated oven and grill, fridge freezer, plumbing for a washing machine, and a 1.5 stainless steel sink with mixer tap. A UPVC window overlooks the rear garden, with a side access door and useful under-stairs storage.

Dining Room

Measurements: 11'11" x 11'5" (3.62m x 3.49m)

Perfect for entertaining, the dining room features wood-effect laminate flooring, a modern anthracite radiator, and patio doors leading directly to the enclosed rear garden.

Stairs & Landing

The carpeted staircase leads to a bright landing with a side-facing double-glazed window, loft access, and doors to the bedrooms and bathroom.

Bedroom One

Measurements: 11'9" x 11'5" (3.58m x 3.49m)

A generous double bedroom with fitted carpet, radiator, and a large front-facing double-glazed window, allowing for plenty of light.

Bedroom Two

Measurements: 11'11" x 11'6" (3.64m x 3.51m)

Another spacious double bedroom with carpet flooring, radiator, and a rear-facing window enjoying scenic garden views. Freestanding wardrobes provide additional storage.

Bedroom Three

Measurements: 6'7" x 6'0" (2.01m x 1.84m)

A comfortable single bedroom with carpet flooring, radiator, and front-facing double-glazed window. Ideal as a nursery, guest room, or home office.

Bathroom

Measurements: 8'2" x 6'1" (2.50m x 1.85m)

A modern three-piece suite comprising low-level WC, pedestal wash basin, and a panelled bath with overhead electric shower and glass screen. Finished with part-tiled walls, laminate flooring, recessed spotlights, chrome towel radiator, storage cupboards, and a frosted side window.

Outside

To the front, a landscaped garden with mature shrubs and fenced boundaries creates attractive kerb appeal. A gated driveway leads to the detached garage, providing off-street parking.

To the rear, a spacious enclosed garden offers a raised deck area accessed directly from the dining room, a lawn with mature planting, and an additional patio seating area behind the garage – perfect for family gatherings and summer evenings.

Detached Garage

A versatile detached garage with an up-and-over door, power, lighting, and a frosted side window, providing excellent storage or workshop space.

EPC Rating: C69

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band B

Property Type: Semi 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, drive and 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

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.

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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.

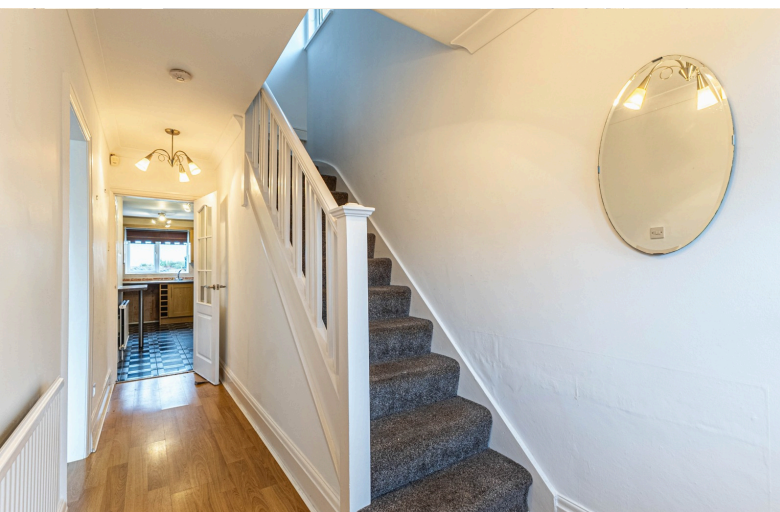
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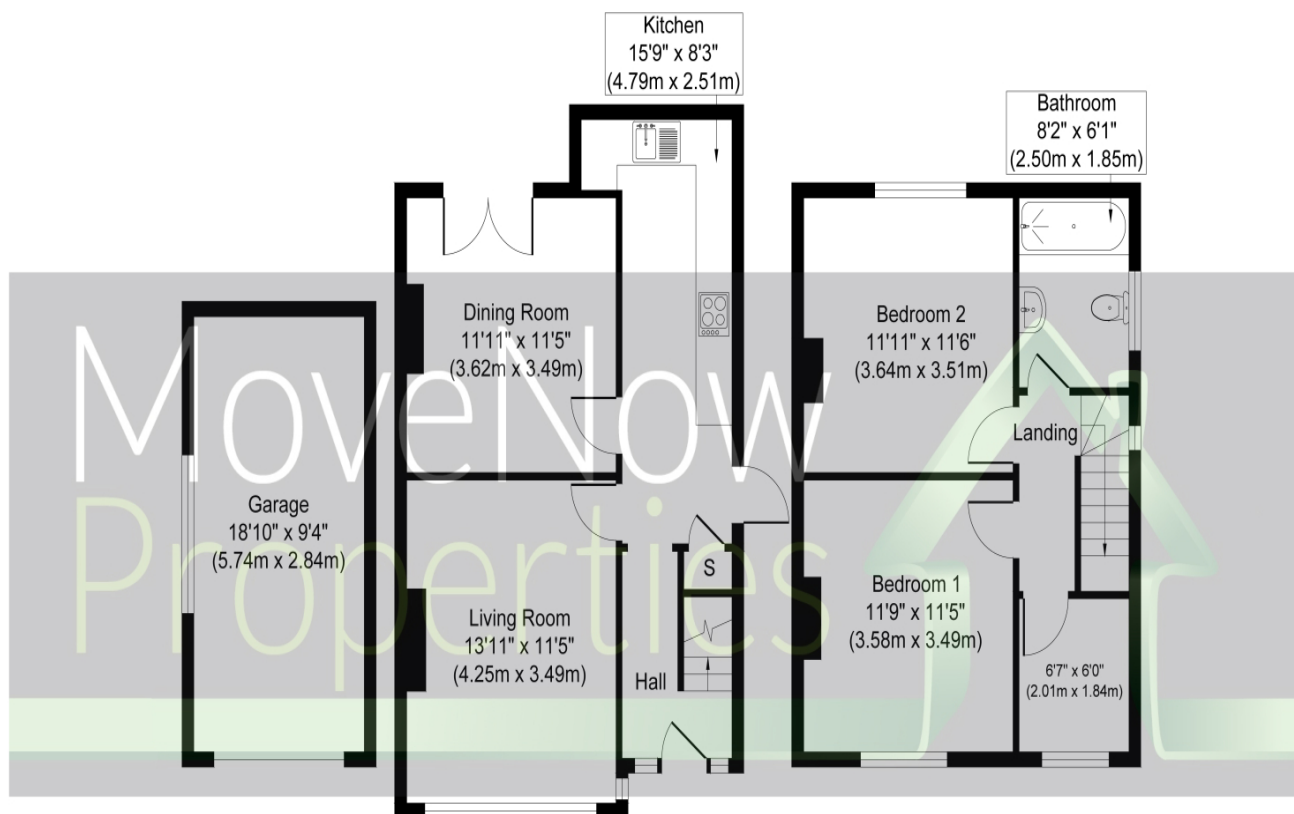
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Garage
Approximate Floor Area
175 sq. ft
(16.30 sq. m)

Ground Floor
Approximate Floor Area
481 sq. ft
(44.69 sq. m)

First Floor
Approximate Floor Area
426 sq. ft
(39.58 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: 35 Silcoates Lane, Wrenthorpe, WF2