



£180,000

TENURE : FREEHOLD

Baker Lane, Stanley, WF3

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Spacious two-bedroom terraced home

Two good sized bedrooms

Welcoming entrance porch

Modern kitchen/diner

Generous living room with period-style gas fire

Stylish family bathroom with corner bath and overhead shower

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MoveNow
Properties

MoveNowProperties are delighted to present this charming two-bedroom terraced home which offers a spacious accommodation throughout, combining character features with modern comforts. Ideal for first-time buyers, small families, or investors, the property is located in a convenient residential area and benefits from both front and rear outdoor space.

Entrance Porch

A bright and welcoming entrance space featuring a UPVC front door, double-glazed windows to both sides, and tiled flooring. An internal door leads directly into the living room.

Living Room

Measurements: 15'1" x 12'7" (4.59m x 3.83m)

This spacious living area benefits from carpet flooring, a large double-glazed front window allowing in plenty of natural light, and a radiator for warmth. The focal point of the room is a gas fire set within a charming period surround. Double doors open into the kitchen/dining room, enhancing the flow of the space.

Kitchen / Dining Room

Measurements: 13'1" x 11'8" (3.99m x 3.56m)

The kitchen offers a modern and functional space, fitted with a range of contemporary wall and base units complemented by stylish work surfaces and a tiled-effect splashback. It includes an integrated electric oven and hob with a cooker hood above, as well as a stainless steel sink and drainer with a mixer tap. There is plumbing for a washing machine and ample space for a freestanding fridge-freezer. A useful under-stairs storage cupboard provides extra practicality. A double-glazed window overlooks the rear, allowing in natural light, and a door leads to the rear porch and the staircase to the first floor. The room also benefits from a radiator, making it a warm and welcoming space for both cooking and dining.

Rear Porch

A practical rear entrance area with double-glazed windows to the side and rear, and a UPVC door leading out to the private rear yard.

Stairs & Landing

The staircase features carpeted flooring, a handrail, spotlights, and a double-glazed side window providing natural light. The landing gives access to both bedrooms, the bathroom, and includes a loft hatch.

Bedroom One

Measurements: 13'1" x 11'8" (4.00m x 3.55m)

A generous double bedroom with carpeted flooring, a radiator, and a rear-facing double-glazed window. Additional built-in storage adds convenience.

Bedroom Two

Measurements: 12'7" x 8'2" (3.84m x 2.49m)

A well-proportioned second bedroom featuring carpet flooring, a radiator, and a double-glazed window overlooking the front.

Bathroom

Measurements: 8'11" x 6'3" (2.72m x 1.90m)

The bathroom is tastefully designed and features a low-level WC, a wash basin set within a vanity unit offering useful built-in storage, and a corner bath fitted with a mains-fed overhead shower and a stylish waterfall showerhead. A frosted double-glazed window to the front provides natural light while maintaining privacy. The walls are partially tiled, creating a clean and modern finish throughout this well-appointed space.

Outside

Front Garden:

A pleasant, well-maintained garden with a paved pathway leading to the front door, fenced boundaries, and a mature hedge providing privacy and curb appeal.

Rear Yard:

A small, low-maintenance private yard, perfect for bin storage or outdoor seating.

EPC Rating: D56

Please contact us for further details of the full EPC

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

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

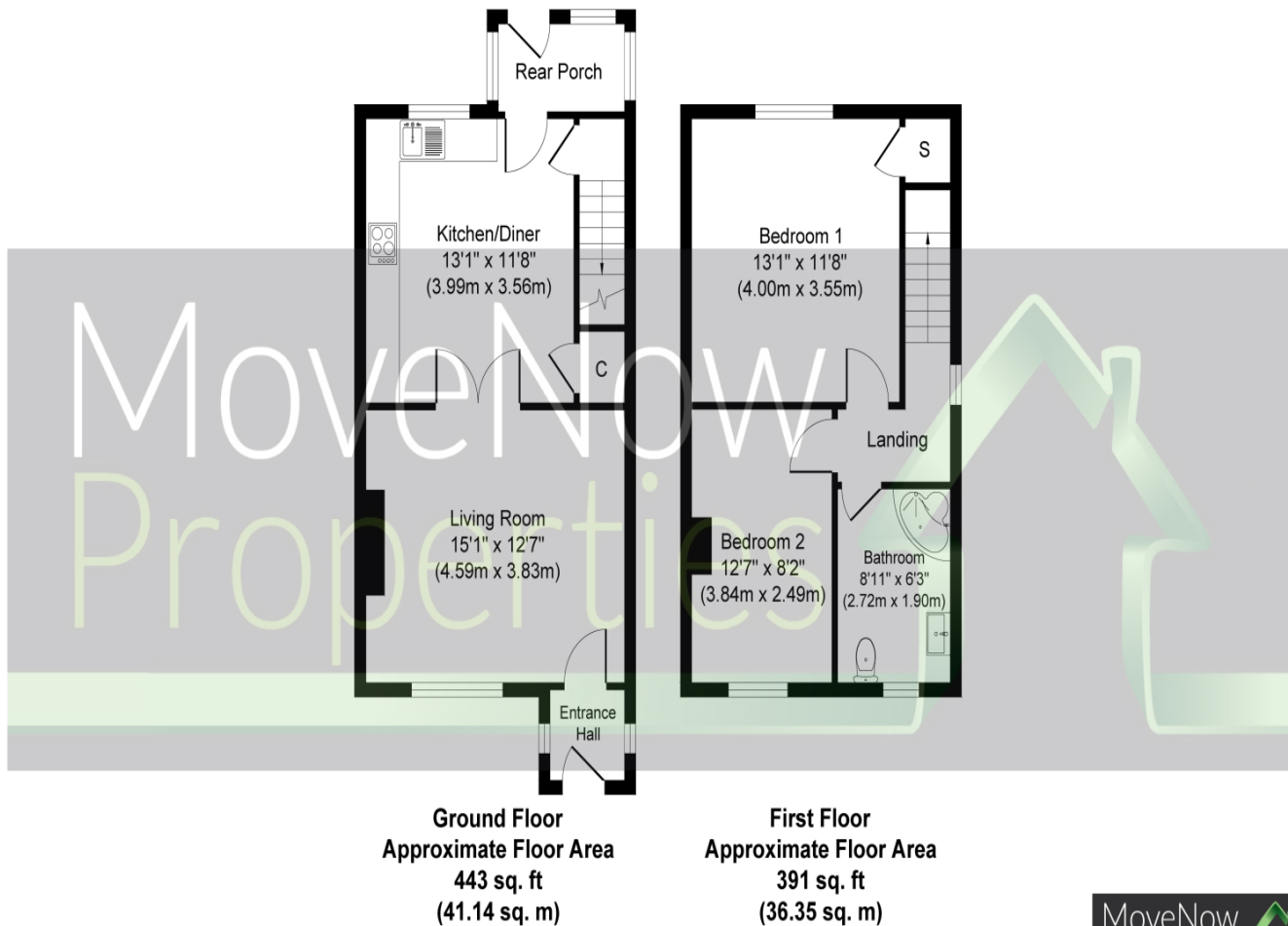
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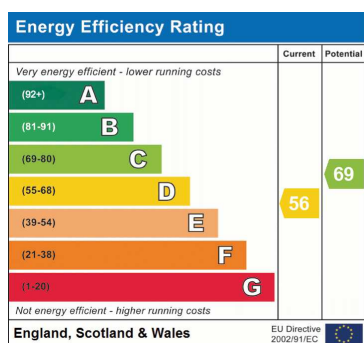






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