



£175,000

TENURE : FREEHOLD

(2 Bed Apt & 1 Bed Apt) Stoney Lane, Hall Green , WF4

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Rare three-bedroom semi-detached property split into two self-contained apartments

Flexible investment or live-in-one

Ground Floor 1-Bed Apartment (Tenanted) / First Floor 2-Bed Apartment (Vacant)

let-the-other opportunity

Sold on one title with separate utilities

Both apartments feature modern kitchens and bathrooms

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 Website: <https://movenowproperties.com>


MoveNow
Properties

MoveNowProperties are delighted to present a rare and versatile opportunity to acquire a three-bedroom semi-detached property, currently divided into two self-contained apartments. Whether you're a savvy investor looking for an immediate return, or a homebuyer seeking to live in one apartment while letting the other, this property offers flexibility, income potential, and modern living across both floors.

Ground Floor One-Bedroom Apartment (Currently Tenanted)

Kitchen

Measurements: 12'3" x 10'1" (3.74m x 3.08m)

The kitchen features a side entrance via UPVC door and is fitted with a modern range of wall and base units, stylish tiled splashbacks, and integrated cooking appliances. There's plumbing for a washing machine and dishwasher, plus space for a fridge-freezer, all complemented by a double-glazed window to the side.

Living Room

Measurements: 14'2" x 13'2" (4.33m x 3.2m)

A bright and spacious living area with wood-effect laminate flooring and a large front-facing double-glazed window, providing plenty of natural light. A radiator and electric fire ensures the space is warm and inviting all year round.

Bedroom

Measurements: 12'0" x 12'0" (3.67m x 3.65m)

This well-proportioned double bedroom is carpeted and includes fitted sliding-door wardrobes and recessed spotlights. A radiator adds comfort, and there's access to the cellar for additional storage.

Bathroom

Measurements: 11'10" x 4'4" (3.60m x 1.31m)

A sleek, modern bathroom featuring a full-sized bath with overhead shower and glass screen, WC, and a vanity unit with wash basin. Fully tiled walls, a frosted window, and a chrome towel radiator complete the look.

First Floor Two-Bedroom Apartment (Vacant – Ready to Let or Occupy)

Entrance Hall & Landing

Accessed via a private entrance and staircase, the hallway and landing offer a welcoming space with carpet flooring and a handrail. The landing provides direct access to all rooms.

Living Room

Measurements: 14'4" x 11'1" (4.37m x 3.37m)

A comfortable and light-filled living area, complete with neutral décor, electric fireplace with surround, and a large front-facing double-glazed window. Carpeted throughout for added comfort.

Kitchen

Measurements: 7'4" x 7'11" (2.23m x 2.41m)

The modern kitchen is fitted with stylish wall and base units, a contrasting work surface, and tiled splashbacks. Equipped with an integrated oven, gas hob, and extractor hood, plus plumbing for a washing machine and slimline dishwasher. A side-facing window adds natural light, and there's space for a fridge-freezer.

Bedroom One

Measurements: 12'4" x 12'4" (3.77m x 3.75m)

A spacious double bedroom with a rear-facing double-glazed window, carpeted flooring, radiator, and loft access for extra storage.

Bedroom Two

Measurements: 11'9" x 6'5" (3.58m x 1.95m)

A bright second bedroom with front-facing window, carpet flooring, and radiator—ideal for a guest room, home office, or child's room.

Bathroom

Measurements: 11'0" x 4'0" (3.36m x 1.23m)

Modern in design, the bathroom includes a full bath with overhead shower and glass screen, WC, and pedestal sink. The space is finished with wall tiling, a chrome towel heater, and a frosted window for privacy.

Outside Space

The property benefits from off-road parking to both the side and front, providing convenience for residents or tenants alike.

EPC Rating:

Ground Floor Apartment – 54E

First Floor Apartment – C70

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax – Both units are registered as Band A

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

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.

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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.

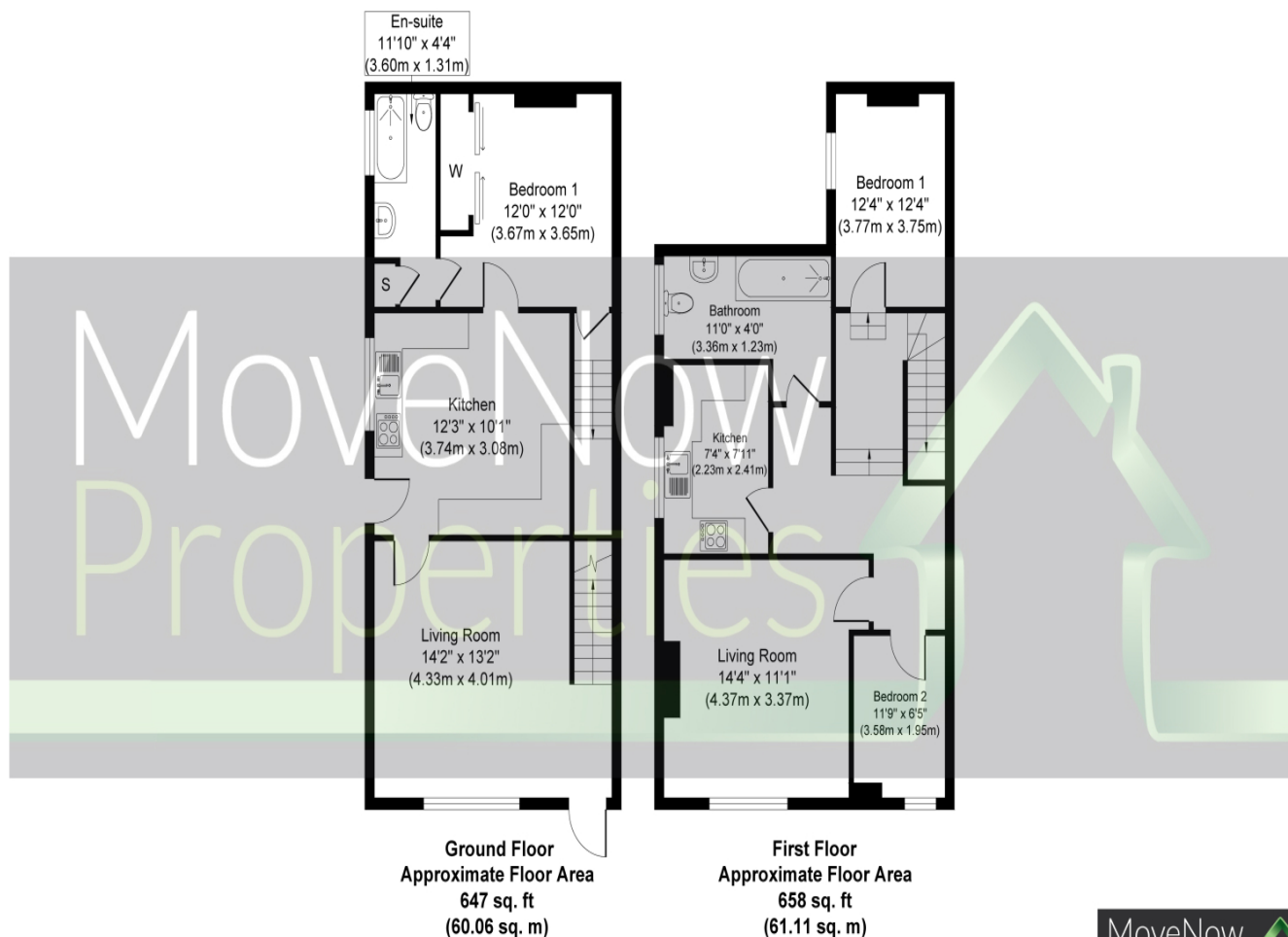
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DISCLAIMER:

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.

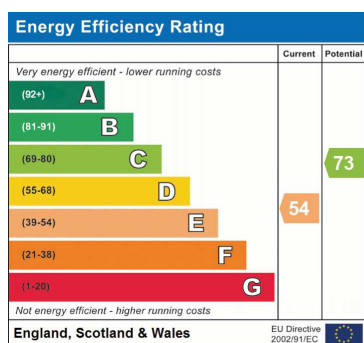






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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