



£180,000

TENURE : FREEHOLD

Duke Of York Avenue, Wakefield, WF2

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 3

Ideal for Families

Spacious living room with gas fire and patio doors to conservatory

Spacious conservatory overlooking the rear garden

Modern kitchen with integrated double oven and gas hob

New décor and flooring

Three double bedrooms

Movenowproperties.com LTD
 10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com | 01924 249349
 Website: <https://movenowproperties.com>


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Properties

Movenowproperties are pleased to offer this well-presented three-bedroom home with fresh décor throughout and new carpet floorings. The property offers spacious living areas, a conservatory, and a large enclosed rear garden, making it ideal for families or those seeking extra space.

Entrance

A welcoming approach through a modern UPVC entrance door opens into a bright hallway with soft carpeted flooring, a radiator for warmth, and a staircase leading to the first floor. Doors lead to the downstairs WC and the main living room, creating a practical and inviting entry space.

Living Room

Measurements: 14' 2" x 12' 11" (4.33 x 3.93m)

A spacious and light-filled living room, tastefully finished with newly fitted carpet and fresh décor. A radiator provides comfort, while the gas fire with an elegant surround adds a cosy focal point. Patio doors at the rear open directly into the conservatory, creating a seamless connection to the garden.

Dining Room

Measurements: 10' 11" x 10' 11" (3.33 x 3.32m)

A well-proportioned dining room featuring new carpeted flooring, freshly painted walls, and a radiator. A double-glazed window overlooking the front of the property allows natural light to fill the room, making it an inviting space for family meals or entertaining guests.

Conservatory

Measurements: 15' 2" x 9' 9" (4.85 x 2.98m)

This generous and versatile third reception room features wood-effect laminate flooring, two radiators for year-round comfort, and attractive wall lighting. Large double-glazed windows overlook the rear garden, while patio doors provide easy access to the enclosed outdoor space.

Kitchen

Measurements: 10' 11" x 9' 6" (3.32 x 2.89m)

A well-appointed and practical kitchen with a comprehensive range of wall and base units, complemented by contrasting work surfaces and smart tiled splashbacks. It includes an integrated double oven, gas hob, plumbing for a washing machine, and space for a dryer or dishwasher. A 1.5-bowl sink with mixer tap sits beneath a double-glazed rear window, with a UPVC door opening directly to the garden.

Downstairs WC

Measurements: 7' 3" x 2' 7" (2.21 x 0.79m)

A convenient cloak room with low flush WC, pedestal wash basin and frosted double glazed window overlooking the side.

Stairs & Landing

The newly carpeted staircase and landing enjoy natural light from double-glazed windows to the front and side, creating an airy feel. The landing provides access to all three bedrooms, the modern shower room, and a separate WC.

Bedroom One

Measurements: 12' 6" x 11' 7" (3.61 x 3.52m)

A generously sized double bedroom, finished with new carpet and fresh décor. A radiator ensures comfort, while a built-in storage cupboard houses the boiler. A double-glazed window overlooks the front of the property, filling the room with natural light.

Bedroom Two

Measurements: 11' 7" x 10' 11" (3.53 x 3.33m)

Another spacious double bedroom, also benefiting from new carpet, contemporary décor, and a radiator. A double-glazed window at the rear offers pleasant views over the garden.

Bedroom Three

Measurements: 10' 11" x 9' 1" (3.32 x 2.76m)

A further comfortable double bedroom, freshly decorated and fitted with new carpet. It features a radiator and a double-glazed window overlooking the front.

Shower Room

Measurements: 6' 0" x 5' 11" (1.82 x 1.81m)

A stylish, contemporary shower room with part-tiled walls and a modern vanity unit with inset washbasin. The large walk-in shower features a sleek waterfall showerhead, complemented by a chrome heated towel rail. A frosted double-glazed window to the front allows natural light while maintaining privacy.

WC

Measurements: 4' 4" x 2' 8" (1.32 x 0.81m)

A separate WC with tiled walls, a low-level flush toilet, and a frosted double-glazed window to the side.

Outside

At the front, a large gated driveway offers ample off-road parking.

The rear garden is spacious and fully enclosed, featuring a well-maintained lawn, paved patio area, secure fenced boundaries, and handy storage sheds—ideal for outdoor living and family activities.

EPC Rating: D67

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax 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, Gated Drive

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.

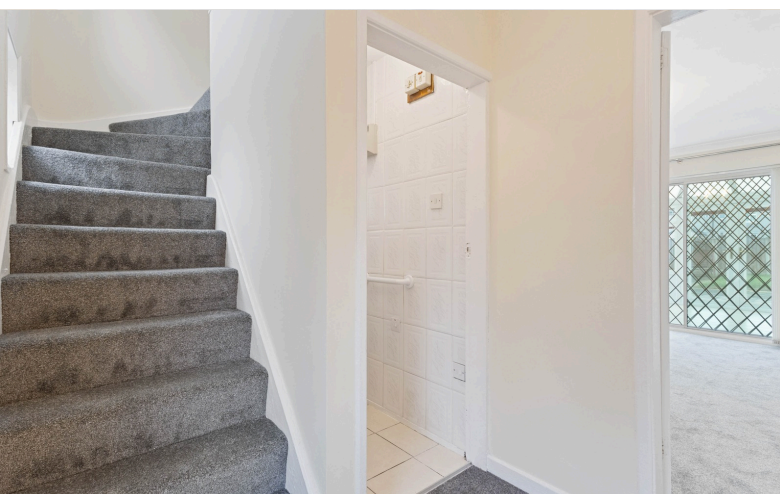
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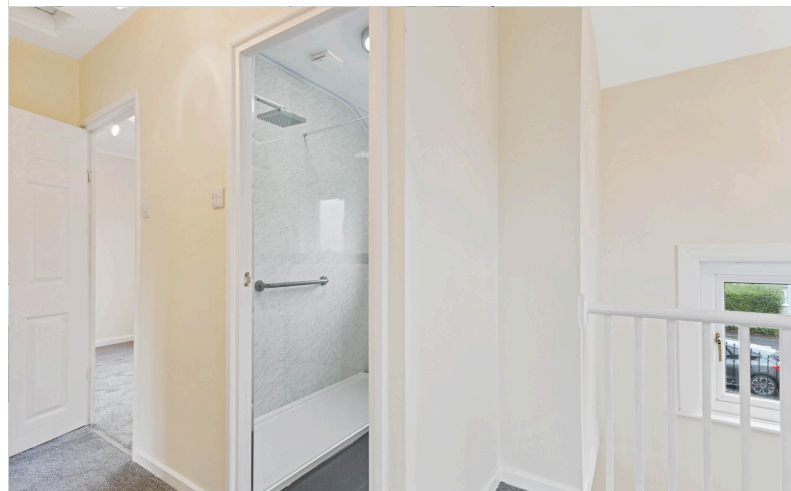
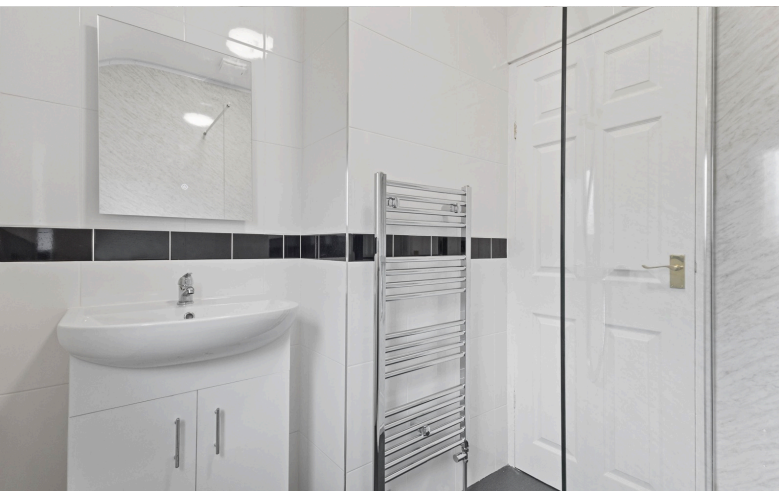
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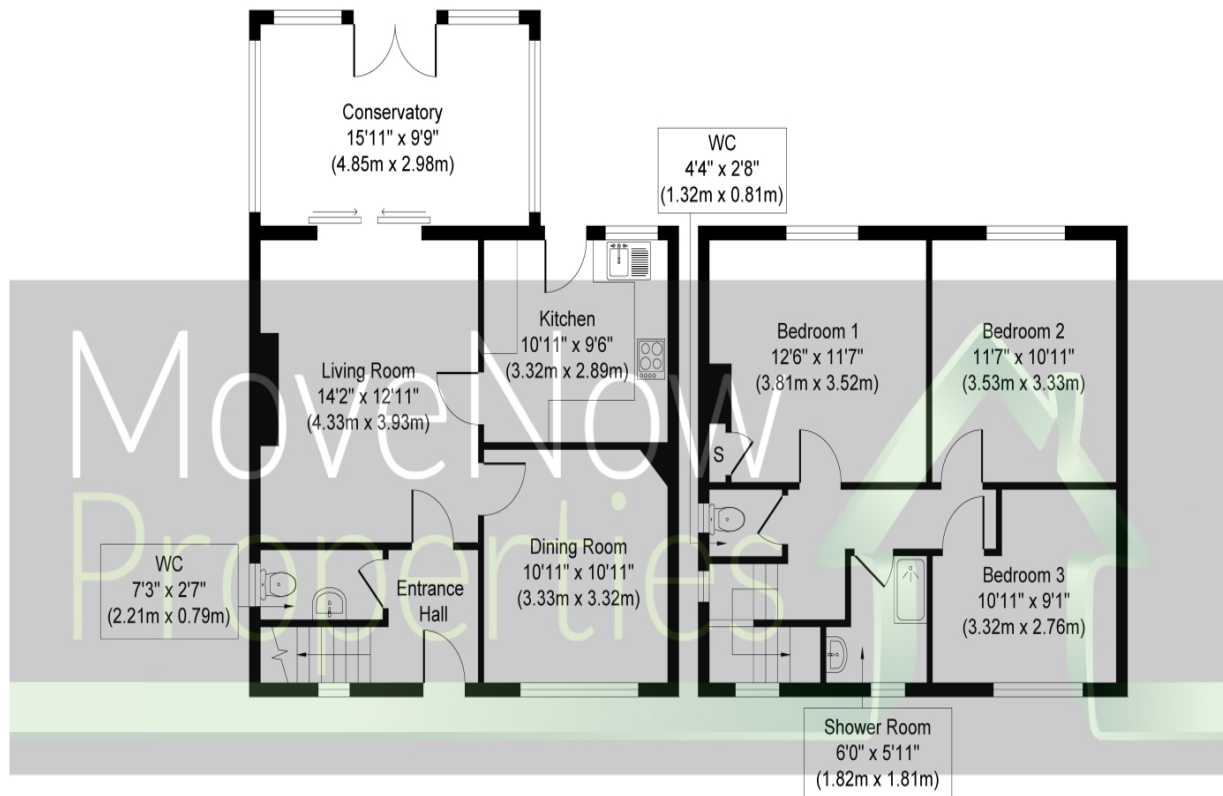
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DISCLAIMER:

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.







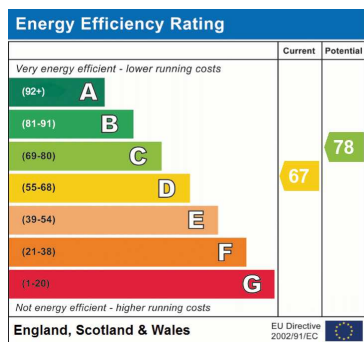
Ground Floor
Approximate Floor Area
661 sq. ft
(61.39 sq. m)

First Floor
Approximate Floor Area
500 sq. ft
(46.45 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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