



£395,000

TENURE : FREEHOLD

Noble Road, Wakefield, WF1

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 3

Four spacious bedrooms

including a principal bedroom with en-suite

Stylish modern kitchen with premium quartz work surfaces

Inviting living room with a charming log burner

Versatile reception rooms for dining

home office

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 Website: <https://movenowproperties.com>


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Properties

Movenowproperties are delighted to offer this beautifully presented four-bedroom detached family home which offers stylish interiors, generous living space, and an abundance of natural light. Situated close to Outwood High School, local amenities, and excellent transport links, the property features a modern kitchen with quartz work surfaces, a cosy log burner in the living room, and a private rear garden. With ample parking, a detached garage, and versatile reception rooms, this home is ideal for a growing professional family.

Entrance Hallway

Measurements: (114" x 95" / 3.45m x 2.87m)

A bright and spacious entrance that sets the tone for the rest of the home. The hallway offers access to a useful storage cupboard downstairs WC, living room, kitchen and study with stairs rising to the first floor.

Kitchen

Measurements: (102" x 93" / 3.10m x 2.82m)

A modern kitchen boasting premium quartz work surfaces and upstands that beautifully complement the stylish cabinetry. A large window overlooks the rear garden. The single story rear extension offering a delightful dining area has Velux windows and bifold doors allowing natural light to flood the room, while the practical layout makes it ideal for both everyday family meals and entertaining guests.

Utility Room

Measurements: (67" x 52" / 2.01m x 1.57m)

Conveniently located just off the kitchen, the utility room offers space for laundry appliances and additional storage, ideal for busy family life.

Dining Room

Measurements: (104" x 96" / 3.15m x 2.90m)

A versatile dining room with views to the front of the property, offering a bright and inviting space perfect for family meals and entertaining

Living Room

Measurements: (193" x 1110" / 5.87m x 3.61m)

The heart of the home – this spacious and light-filled living room features a charming log burner, creating a warm and welcoming atmosphere during cooler months. With ample room for seating and large windows that draw in natural light, it's the perfect space for relaxing evenings or entertaining friends and family.

Downstairs W.C.

A practical ground-floor cloakroom fitted with a low-level W.C. and washbasin, positioned just off the hallway for convenience.

First Floor

Bedroom One

Measurements: (115" x 112" / 3.48m x 3.40m)

A generous principal bedroom offering plenty of space for a king-size bed and wardrobes. It enjoys access to its own en-suite shower room, creating a private and tranquil retreat for homeowners.

En-Suite

A well-appointed, modern en-suite to the master bedroom with fitted with a stylish suite including a shower, washbasin, and W.C.

Bedroom Two

Measurements: (118" x 96" / 3.56m x 2.90m)

A spacious double bedroom, perfect for family members or guests, with plenty of room for storage and furniture.

Bedroom Three

Measurements: (103" x 79" / 3.12m x 2.36m)

A bright and comfortable bedroom that works equally well as a child's bedroom, study, or creative hobby space.

Bedroom Four

Measurements: (101" x 78" / 3.07m x 2.34m)

A versatile single bedroom, ideal as a nursery, guest room, or home office.

Family Bathroom

A well-appointed, modern family bathroom serving the three additional bedrooms, fitted with a stylish suite including a shower, washbasin, and W.C.

Exterior

Front Garden & Parking

The property sits behind a neat lawned front garden, complemented by a charming lavender flower bed. A private driveway provides generous off-road parking, leading to the detached garage.

Rear Garden

A secure and enclosed garden, perfect for children to play safely or for enjoying outdoor dining and entertaining throughout the seasons.

Garage

(174" x 87" / 5.28m x 2.62m)

A detached single garage providing secure parking or valuable additional storage space.

EPC Rating: C77

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band E

Property Type: Detached

Construction type Stone 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 & Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

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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.

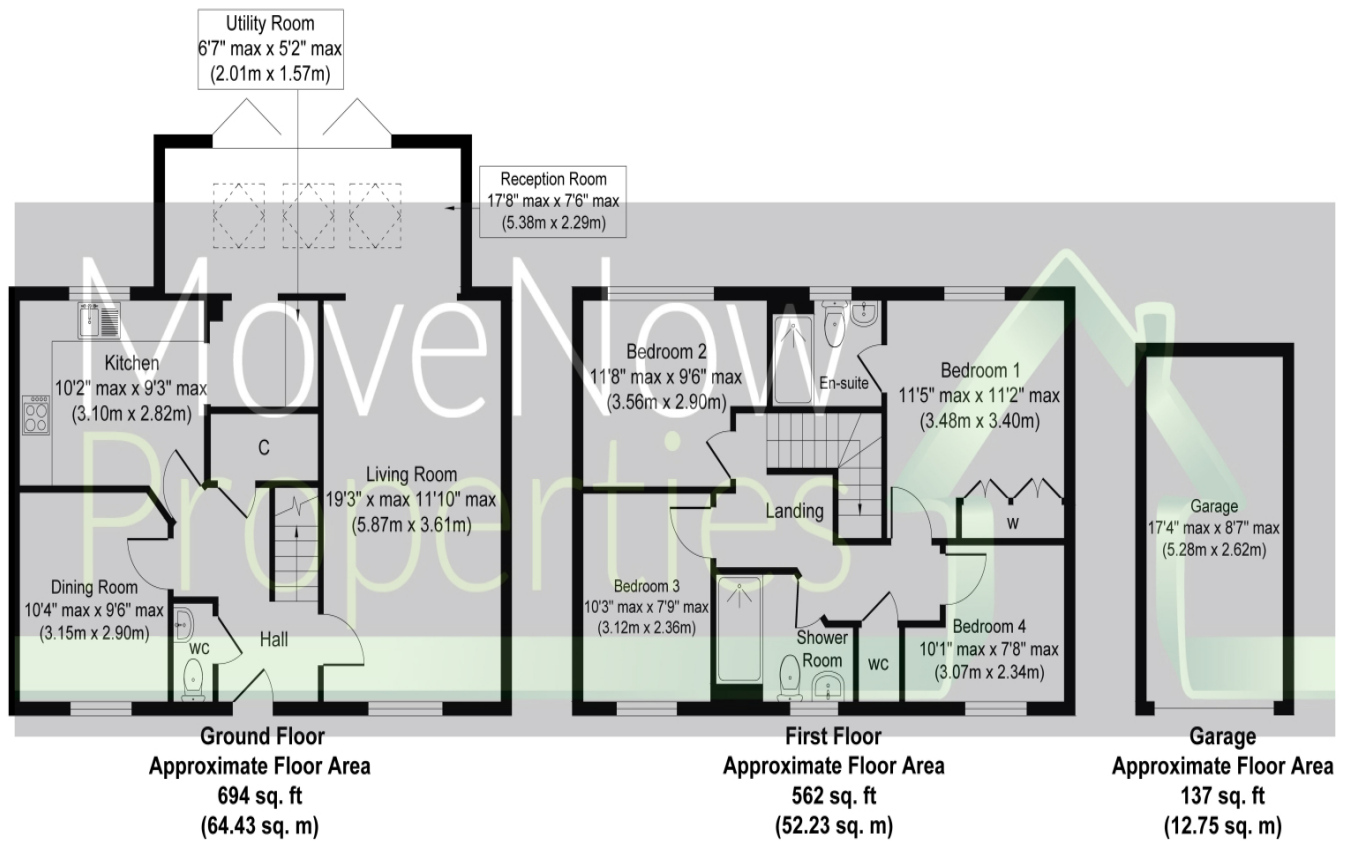
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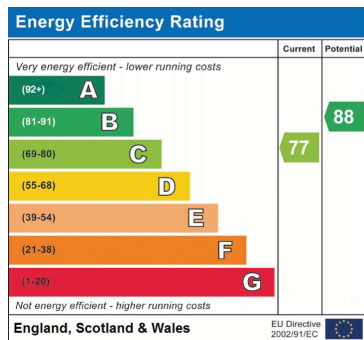






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction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