



£115,000

TENURE : FREEHOLD

Shelley Walk, Stanley, WF3

Bedrooms : 1

Bathrooms : 0

Reception Rooms : 1

**Well presented 1 bedroom
semi-detached quarter home**

**Bright lounge with feature
fireplace and patio doors**

**Modern kitchen with
integrated appliances**

**Private enclosed garden with
decking and lawn**

**Stylish bathroom with
shower over bath**

Allocated off-road parking

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Website: <https://movenowproperties.com>


**MoveNow
Properties**

- Movenowproperties are pleased to offer this stylish, modern, and move-in ready – this beautifully presented 1-bedroom semi-detached quarter home. Perfect for first-time buyers or those seeking a low-maintenance property in a convenient location. With a private garden, allocated parking, and modern décor throughout, this charming home offers great transport links and local amenities close by.
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- **Ground Floor**
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- **Living Room**
- **Measurements: 15' 5" x 13' 1" (4.70m x 4.00m)**
- A bright and welcoming living space featuring modern décor, laminate flooring, and a feature fire with surround. Patio doors open directly onto the private enclosed garden, creating a seamless indoor-outdoor flow.
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- **Kitchen:**
- **Measurements: 6' 3" x 5' 3" (1.90m x 1.60m)**
- Fitted with a modern range of wall and base units, a 1½ black sink and drainer, electric oven with gas hob and extractor fan. The kitchen also includes an integrated fridge and freezer, plus a plumbed-in washer/dryer. Finished in a contemporary style with plenty of storage and workspace.
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- **Stairs:**
- A stylish spiral staircase leads to the first floor.
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- **First Floor**
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- **Bedroom:**
- **Measurements: 13' 1" x 7' 10" (4.00m x 2.40m)**
- A spacious double bedroom with modern décor. Carpeted throughout, with an additional built-in cupboard for convenience.
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- **Bathroom:**
- **Measurements: 7' 3" x 5' 3" (2.20m x 1.60m)**
- Beautifully finished modern bathroom comprising a three-piece suite with shower over bath, hand basin, and WC. Fully tiled walls and flooring, plus a heated towel rail for added comfort.
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- **Outside**
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- **Garden:**
- An attractive and fully enclosed garden featuring a decking area, lawn, and flower beds – perfect for outdoor dining or relaxing.
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- **Parking:**
- Allocated off-road parking space included with the property.
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- EPC Rating: D66
- Please contact us for further details of the full EPC
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. 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: Allocated 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.

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

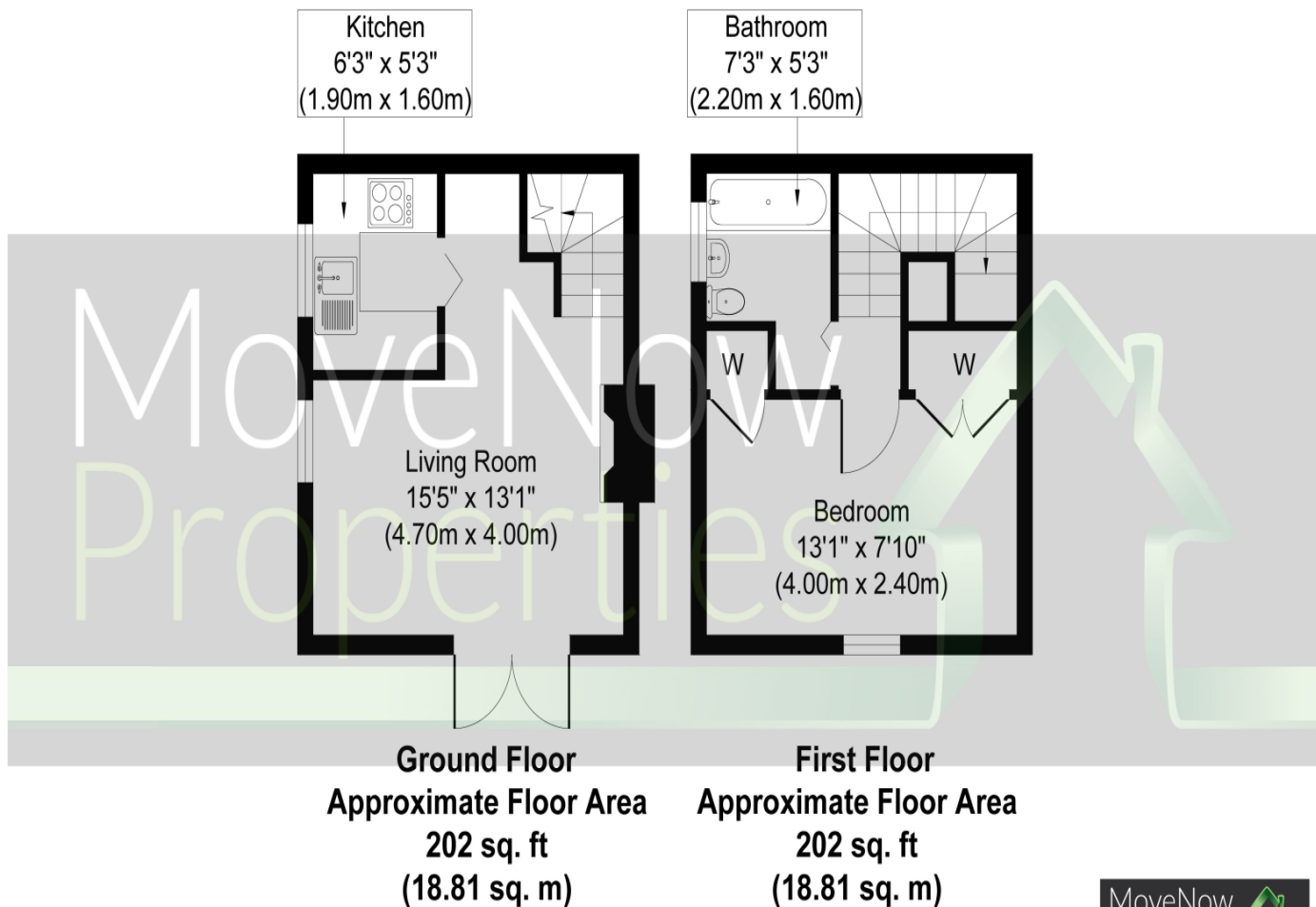
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DISCLAIMER:

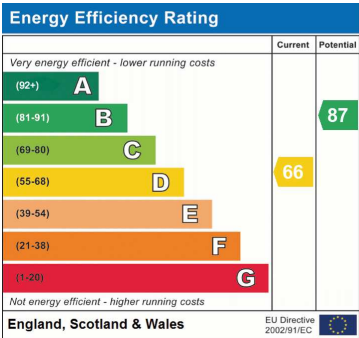
The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed 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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