



£299,995

TENURE : FREEHOLD

Whitwell Drive , Streethouse , WF7

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

Situated on a desirable corner plot in a sought-after residential area

Bright and versatile conservatory overlooking the rear garden

Four well-proportioned bedrooms

Modern fitted kitchen with integrated oven

Spacious open-plan lounge and dining area with feature fireplace

Patio doors to conservatory

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Properties

Movenowproperties are pleased to offer this superb detached family home is set on a generous corner plot in the popular area of Streethouse. The property offers spacious and versatile accommodation, including a large lounge/diner, conservatory, and four well-proportioned bedrooms. With double glazing, gas central heating, driveway parking, and an enclosed rear garden with summer house, this is a wonderful family home ready to move into.

The ground floor briefly comprises an entrance hall, large lounge/diner, kitchen, downstairs WC and conservatory. To the first floor there are three double bedrooms (the master with en-suite), a large single bedroom, and a family bathroom. Outside, there is a driveway providing off-road parking for two cars leading to a single garage, with a lawned area to the front and an enclosed, low-maintenance garden to the rear.

Entrance Hall

A welcoming hallway with carpet flooring, stairs leading to the first floor, and door providing access to the living area.

Living Room / Dining Area

Measurements: 24'4" x 11'1" (7.24m x 3.38m)

A bright and spacious dual-aspect living and dining area featuring carpet flooring, a feature fireplace with surround, a double-glazed window overlooking the front elevation, radiator, and internal door leading to the kitchen. Patio doors open through to the conservatory, allowing natural light to flood the space and creating a great flow for entertaining or relaxing.

Kitchen

Measurements: 12'1" x 8'3" (3.68m x 2.51m)

The kitchen offers a range of wall and base units with complementary worktops and upstands, 1.5 sink with mixer tap and drainer. There is range cooker with 5 ring gas hob and with extractor hood, integrated microwave, plumbing for a washing machine, and useful storage cupboards. A double-glazed window overlooks the conservatory, and there is a door leading directly into it. Access is also provided to the downstairs WC.

Downstairs WC

A convenient cloakroom fitted with a low flush WC and wash basin.

Conservatory

Measurements: 21'8" x 10'2" (6.60m x 3.10m)

A versatile and spacious room enjoying double-glazed windows to the sides and rear, providing lovely views of the garden. Ideal as a second sitting room, dining area, or playroom, with access to the rear garden.

Stairs and Landing

Carpeted stairs lead to a bright landing area, providing access to all bedrooms and the family bathroom.

Bedroom One (Master Bedroom)

Measurements: 13'7" x 11'1" (4.14m x 3.38m)

A generous double bedroom with carpet flooring, radiator, and double-glazed window overlooking the front. Fitted wardrobes provide useful storage, and an internal door leads to the en-suite.

En-Suite

Fitted with a shower unit, pedestal wash basin, and low flush WC. The room has tiled walls with a radiator and frosted double-glazed window overlooking the front.

Bedroom Two

Measurements: 13'1" x 8'11" (3.99m x 2.72m)

A spacious double bedroom with carpet flooring, radiator, and double-glazed window overlooking the front elevation.

Bedroom Three

Measurements: 9'7" x 9'5" (2.91m x 2.87m)

A good-sized double bedroom with carpet flooring, radiator, and double-glazed window overlooking the rear garden.

Bedroom Four

Measurements: 8'14" x 7'1" (2.69m x 2.16m)

A large single bedroom, also suitable as a home office or nursery, with carpet flooring, radiator, and double-glazed window overlooking the rear.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with overhead shower and glass screen, pedestal wash basin, and low flush WC. The walls are tiled and there is a frosted double-glazed window overlooking the rear.

Outside

To the front of the property is an attractive garden area with a driveway providing off-road parking for two cars, leading to a single garage with up-and-over door.

To the rear is a spacious enclosed garden designed for easy maintenance, featuring a large patio area, artificial lawn, and a substantial summer house with power—perfect for use as a home office, gym, or hobby space. The garden also benefits from fenced boundaries and a side gate for access.

Garage

Measurements: 16'4" x 9'10" (4.98m x 3.00m)

A useful single garage with up-and-over door providing additional storage or parking.

Solar Panels

The property is fitted with solar panels that provide a sustainable energy source and significantly reduce utility expenses.

Tenure: Freehold

Council Tax Band D

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Additional Energy Information: - Solar Panels

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, Garage & Drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

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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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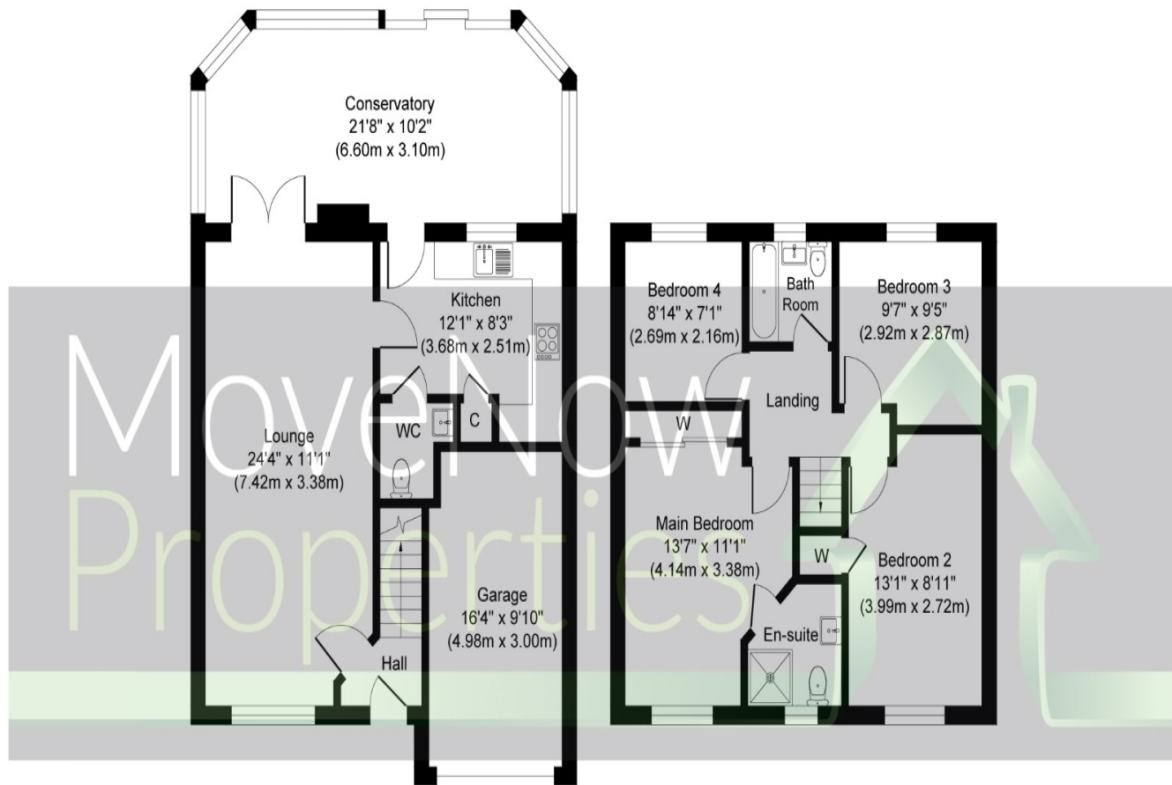
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Ground Floor
Approximate Floor Area
859 sq. ft
(79.78 sq. m)

First Floor
Approximate Floor Area
576 sq. ft
(53.49 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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