



**£240,000**

**TENURE : FREEHOLD**

**Willow Drive , Havercroft , WF4**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 1**

**Three well-proportioned bedrooms**

**Two bathrooms plus a convenient downstairs WC**

**Attractive detached family home**

**Well-presented throughout**

**Recently renovated**

**modern kitchen**

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

**MoveNow  
Properties**



MoveNowProperties are delighted to present this well-presented three-bedroom detached family home, ideally positioned on a popular residential development. The property offers spacious and versatile living accommodation, including three well proportioned bedrooms, two bathrooms, a downstairs WC, a recently renovated kitchen, and a bright open-plan living and dining space with patio doors leading to the rear garden. Further benefits include an integral garage and a private driveway providing off-road parking. This home must be viewed to be fully appreciated.

## **Accommodation**

### **Entrance Porch**

Accessed via a half-glazed entrance door, with a double-glazed window to the front, radiator, and internal door leading into the living room.

### **Living Room**

Measurements: 14' 4" x 10' 9" (4.38m x 3.28m)

A light and spacious reception room featuring laminate flooring, double-glazed window to the front, radiator, wall lighting and an attractive archway opening into the dining area.

### **Kitchen / Dining Area**

Kitchen Measurements: 9' 7" x 8' 3" (2.93m x 2.52m)

Dining Area Measurements: 9' 5" x 8' 10" (2.87m x 2.68m)

A recently renovated open-plan kitchen and dining area fitted with a modern range of wall and base units with complementary work surfaces and splashbacks. Features include a 1.5 sink with mixer tap, integrated electric oven, four-ring electric hob with concealed extractor, plumbing for a washing machine and dishwasher, space for a freestanding fridge freezer and a double-glazed window overlooking the rear garden.

The dining area has patio doors opening to enclosed rear garden.

### **Inner Hallway**

Providing access to the downstairs WC, integral garage, and staircase rising to the first-floor landing.

### **Downstairs WC**

Fitted with a white two-piece suite comprising wall-hung wash basin with tiled splashback, low-flush WC, frosted double-glazed window to the side, and a radiator.

### **Stairs & Landing**

Featuring a striking double-glazed arched window to the side, allowing plenty of natural light, with carpeted flooring, radiator, and airing cupboard.

### **Master Bedroom**

Measurements: 10' 11" x 10' 10" (3.33m x 3.29m)

A spacious double bedroom with carpet flooring, radiator, and two double-glazed windows to the front elevation.

### **En-Suite**

Measurements: 9' 5" x 4' 5" (2.87m x 1.35m)

Comprising a three-piece suite with fully tiled shower cubicle, pedestal wash basin, low-flush WC, partially tiled walls, frosted double-glazed window to the front, and a radiator.

### **Bedroom Two**

Measurements: 9' 11" x 9' 0" (3.01m x 2.74m)

A further spacious double bedroom with carpet flooring, radiator, and double-glazed rear-facing window.

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### **Bedroom Three**

Measurements: 9' 6" x 6' 4" (2.89m x 1.92m)

A well-proportioned third bedroom with carpet flooring, radiator, and double-glazed window to the rear.

### **Family Bathroom**

Measurements: 6' 6" x 5' 9" (1.98m x 1.74m)

Fitted with a three-piece white suite comprising a panelled bath with overhead shower, pedestal wash basin, low-flush WC, partially tiled walls, radiator, and frosted double-glazed window to the side elevation.

### **Outside**

To the front of the property is an open-plan pebbled garden alongside a driveway providing off-road parking and access to the integral garage.

To the rear is a enclosed garden with fenced boundaries, ideal for families and outdoor entertaining.

### **Garage**

With lighting and power, central heating boiler, up and over door.

EPC Rating: C73

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band C

Property Type: 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, private drive and garage

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.

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## 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.

## DISCLAIMER:

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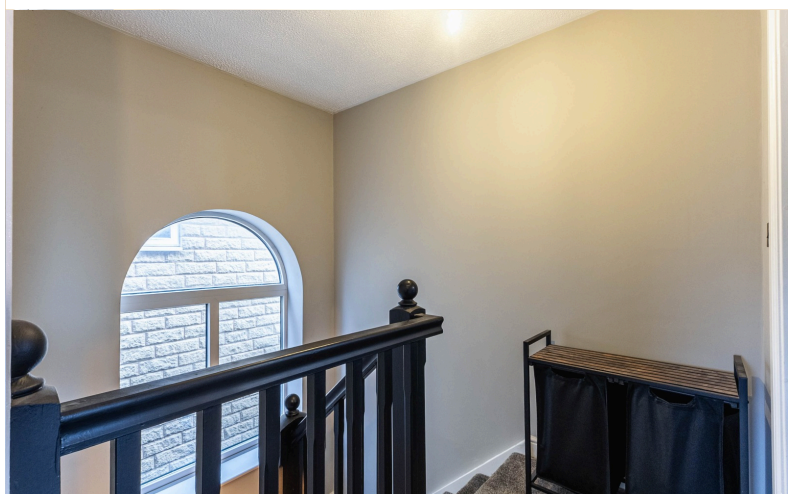
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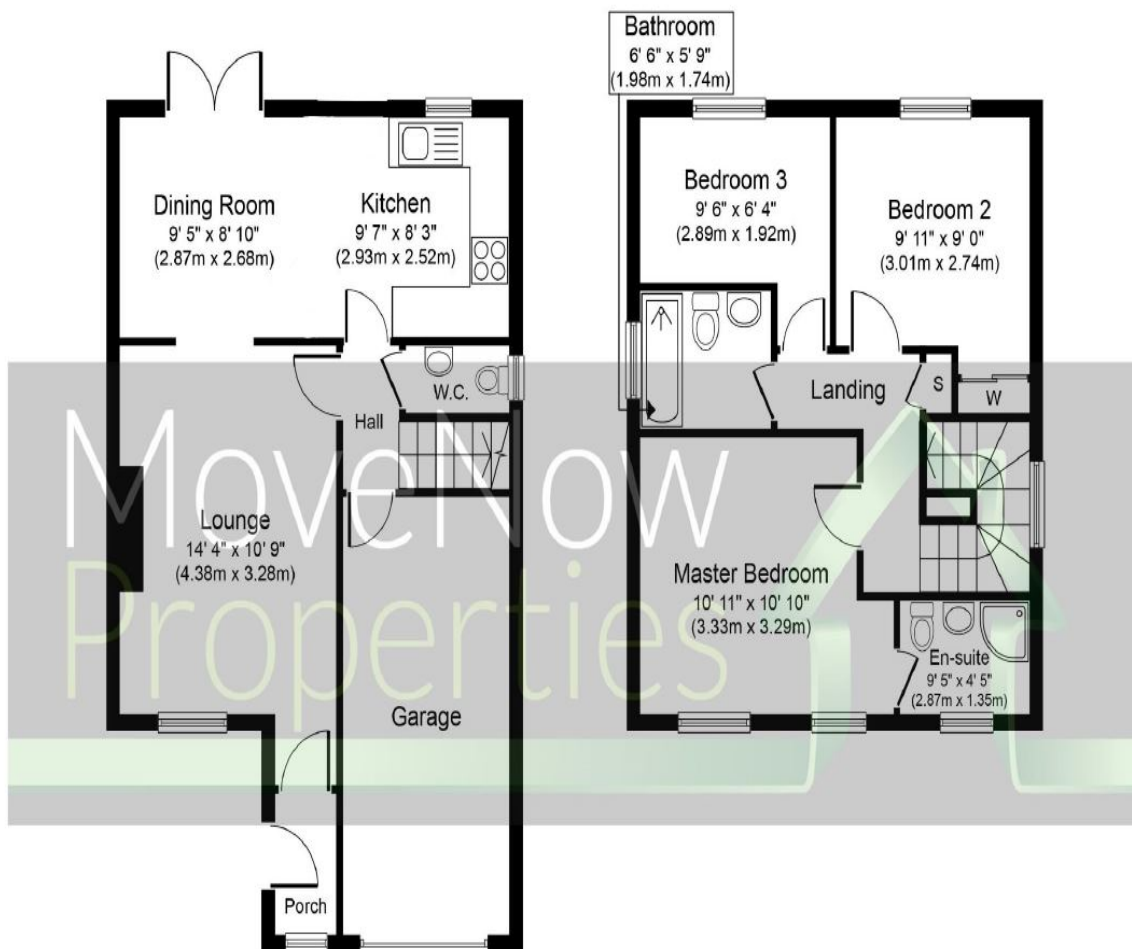












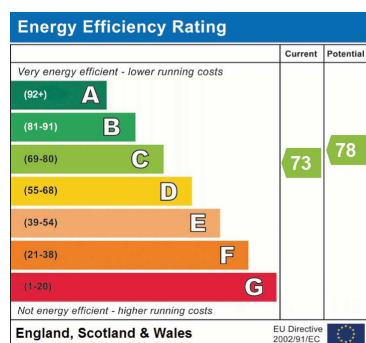
**Ground Floor**  
**Approximate Floor Area**  
**551 sq. ft.**  
**(51.2 sq. m.)**

**First Floor**  
**Approximate Floor Area**  
**451 sq. ft.**  
**(41.9 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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