



£350,000

TENURE : FREEHOLD

Wakefield Road, Normanton, WF6

Bedrooms : 4

Bathrooms : 3

Reception Rooms : 3

**Fully refurbished throughout
– ready to move straight in**

Versatile reception rooms

**Four well-proportioned
bedrooms**

No onward chain

**Two Ensuite en-suite
bathrooms**

**Contemporary open-plan
kitchen with bi-fold doors to
the garden**

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

Website: <https://movenowproperties.com>


**MoveNow
Properties**

MoveNowProperties are delighted to offer this beautifully renovated four-bedroom home for sale, perfectly blending a spacious accommodation with modern luxury. Boasting generous reception rooms, two en-suites, and a designer kitchen with bi-fold doors leading to a private garden, this exceptional home offers both space and style for family living and entertaining. Situated in a sought-after location close to excellent schools, local amenities, parks, and transport links, this turn-key property is offered with no onward chain, allowing for a smooth and stress-free move.

Entrance Hall

Inviting composite entrance door opening into a bright hallway with carpeted flooring, radiator, and stairs leading to the first floor. Access to main living areas.

Dining Room

Measurements: 15' 1" max x 13' 9" max (4.60m max x 4.19m max)

A spacious and welcoming room featuring carpeted flooring, radiator, and double-glazed windows to the side and front. Open access through to the kitchen creates a seamless flow for entertaining.

Kitchen / Dining Area

Measurements: 16' 8" max x 15' 5" max (5.08m max x 4.70m max)

A stunning modern kitchen offering an extensive range of wall and base units with quality work surfaces and tiled splashbacks. This spacious, contemporary setting features a 1.5 stainless steel sink and drainer, integrated fridge, freezer, dishwasher, and washing machine, along with a range cooker boasting a seven-ring gas hob—perfect for family cooking and entertaining. The space opens beautifully to the enclosed rear garden through bi-fold doors, flooding the room with natural light and creating an ideal indoor-outdoor living experience. A radiator and side access door provide added practicality and comfort.

Living Room

Measurements: 15' 1" max x 13' 9" max (4.60m max x 4.19m max)

A comfortable main reception room with carpeted flooring, radiator, and double-glazed window overlooking the front aspect. Steps lead up to a versatile study area—perfect for home working or relaxation.

Study

Measurements: 10' 5" max x 9' 10" max (3.17m max x 3.00m max)

A quiet and functional space featuring carpet flooring, radiator, and double-glazed window with garden views. Includes a storage cupboard housing the boiler and water heater.

Downstairs WC

Fitted with a low flush WC, wash basin set in modern vanity unit, and radiator—a practical addition for guests and family use.

Stairs & Landing

Carpeted staircase with handrail and radiator leading to the first floor. Access to all bedrooms and the family bathroom. Loft hatch with pull-down ladder for additional storage.

Bedroom One

Measurements: 13' 1" max x 9' 6" max (3.99m max x 2.90m max)

A bright double bedroom with carpeted flooring, radiator, and double-glazed window overlooking the rear garden.

En-Suite

Luxury en-suite with tiled walls and flooring, low flush WC, wash basin in modern vanity, walk-in shower with mains shower, chrome heated towel rail, and recessed spotlights.

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Bedroom Two

Measurements: 10' 5" max x 10' 5" max (3.17m max x 3.17m max)

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

En-Suite

Contemporary en-suite with tiled floor and walls, mains shower unit, WC, modern vanity basin, chrome towel heater, and recessed lighting.

Bedroom Three

Measurements: 13' 9" max x 8' 10" max (4.19m max x 2.69m max)

Generous double bedroom with carpet flooring, radiator, and double-glazed window to the front.

Bedroom Four

Measurements: 6' 10" max x 4' 11" max (2.08m max x 1.50m max)

A well-proportioned single bedroom, ideal as a nursery or home office, with carpet flooring, radiator, and double-glazed front window.

Family Bathroom

Stylish and modern, featuring a panelled bath with overhead mains shower and glass screen, low flush WC, vanity wash basin, chrome heated towel rail, and tiled walls and flooring. Double-glazed window to the rear aspect.

Outside

To the front, a large driveway provides ample off-street parking.

To the rear, enjoy a spacious enclosed garden with a well-kept lawn, fenced boundaries, and patio area—ideal for outdoor dining and entertaining.

EPC Rating: E

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band D

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

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

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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.

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.

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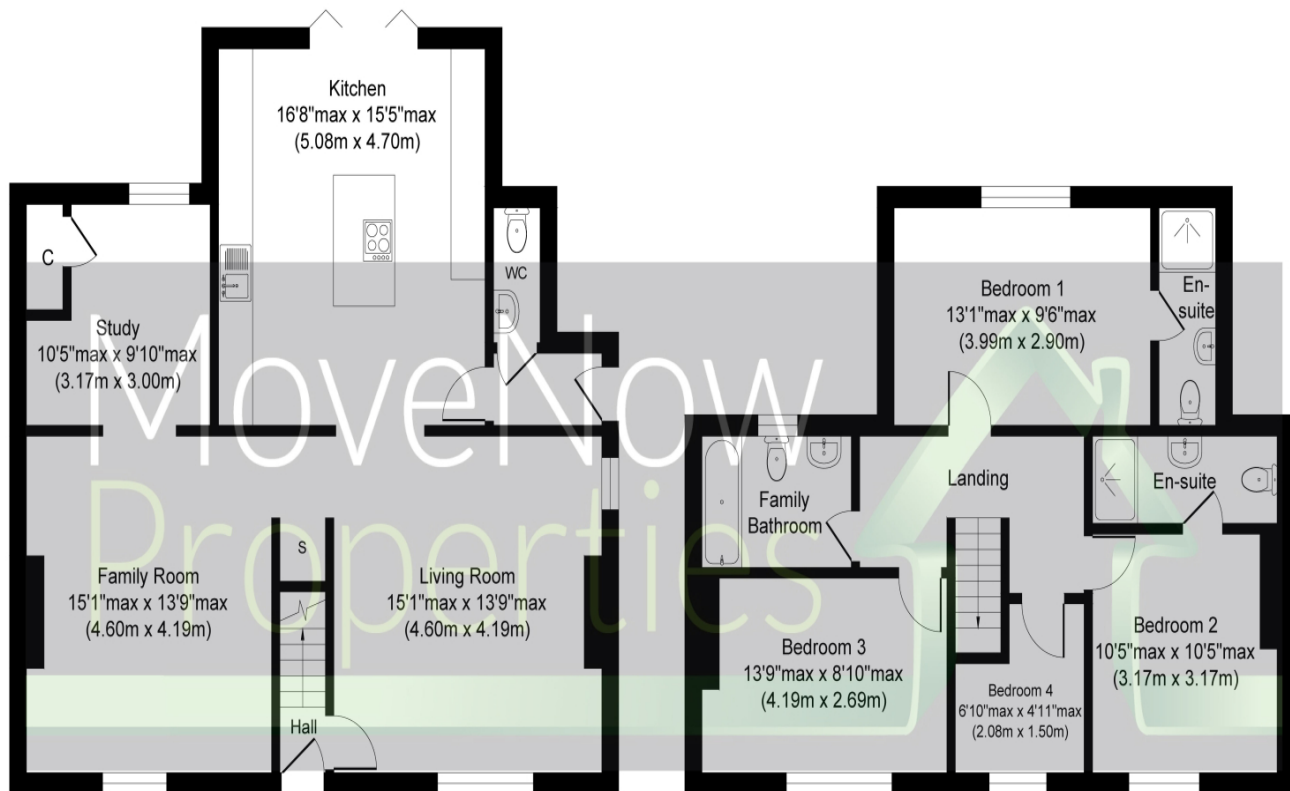




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: 201, Wakefield Road, WF6

