



**£160,000**

**TENURE : FREEHOLD**

**Manygates Crescent, Wakefield, WF1**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**Three-bedroom semi-detached home**

**Shower room and separate WC**

**Spacious living room with gas fire**

**Off-road parking via side driveway**

**Kitchen/dining area with patio doors to rear garden**

**Front patio and large enclosed rear garden**

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

  
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**Properties**

Movenowproperties are pleased to offer this three-bedroom semi-detached home, requiring modernisation and cosmetic upgrades. The property features a spacious living room, kitchen/dining, shower room, separate WC, and three good-sized bedrooms. Outside there is off-road parking, a front patio, and a large enclosed rear garden, offering excellent potential for investors or buyers looking to create a family home.

### Entrance

Entrance hall with carpet flooring and stairs leading to the first floor. Internal door provides access to the living room.

### Living Room

**Measurements: 16'4" x 14'10" (4.99m x 4.51m)**

Generously sized living area with carpet flooring, front-facing bay window, and a gas fire with surround.

### Kitchen/Dining

**Measurements: 19'3" x 7'2" (5.86m x 2.18m)**

Kitchen/dining featuring wall and base units with work surfaces and useful storage. Plumbing for a washing machine, sink and drainer, tiled flooring, rear-facing double-glazed window, and patio doors leading to the rear garden.

### Stairs and Landing

Carpeted with handrail and side-facing double-glazed window. Loft hatch and storage housing the water cylinder. Doors provide access to the three bedrooms, bathroom, and separate WC.

### Bedroom One

**Measurements: 12'1" x 11'6" (3.69m x 3.50m)**

Double bedroom with carpet flooring, fitted wardrobes with sliding doors, rear-facing window, and wall lights.

### Bedroom Two

**Measurements: 10'7" x 9'5" (3.22m x 2.88m)**

Double bedroom with carpet flooring, fitted wardrobe with sliding doors, front-facing window, and wall lights.

### Bedroom Three:

**Measurements: 9'11" x 7'6" (3.02m x 2.28m)**

Good-sized bedroom with carpet flooring, front-facing window, and bulkhead storage.

### Shower Room

**Measurements: 5'7" x 4'9" (1.71m x 1.44m)**

Walk-in shower with electric shower, wash basin set in vanity unit, part-tiled walls, tiled flooring, and rear-facing double-glazed window.

### Separate WC

**Measurements: 5'8" x 2'5" (1.72m x 0.73m)**

Low-flush WC with wood-effect flooring and side-facing frosted double-glazed window.

### Outside

To the front is a small patio area with gated access to the side. The side driveway provides off-road parking. To the rear is a large enclosed patio garden with fenced boundaries.

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### **Additional Information**

The property currently has no central heating and requires cosmetic upgrades, offering an exciting opportunity to refurbish and personalise a family home or create an investment property with excellent potential.

### **EPC Rating: F28**

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: Semi Detached

Construction type Brick built

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas - The Property does not have heating, just a gas fire and 2 heaters

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 driveway

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**

- 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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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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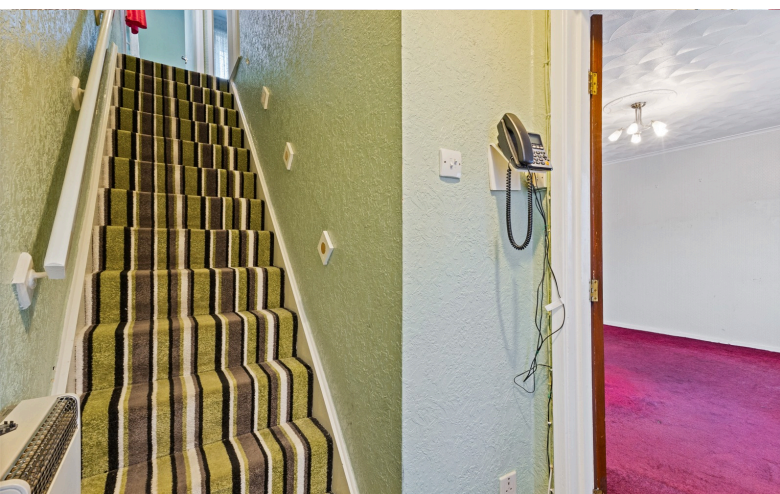
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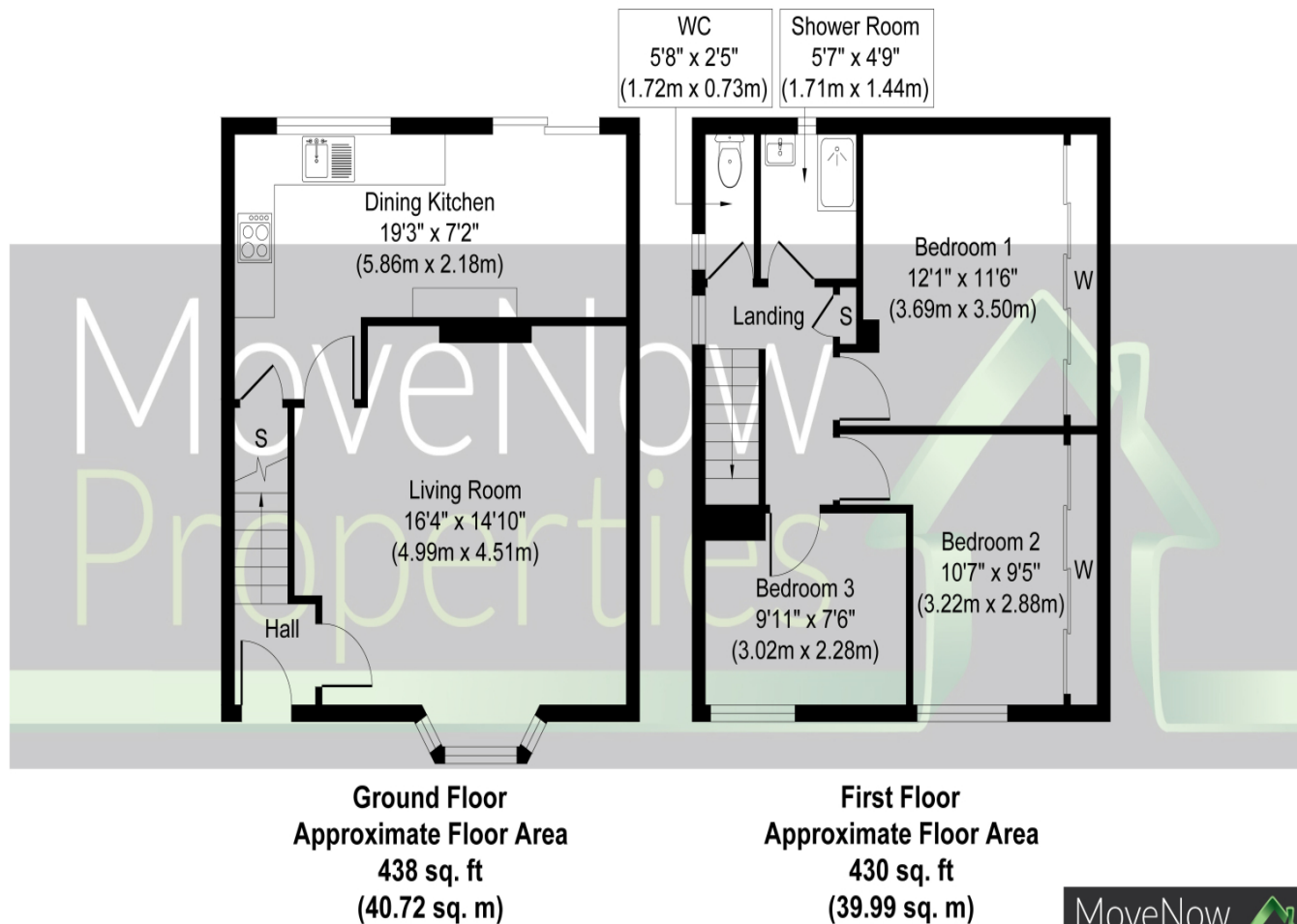












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	28	81
England, Scotland & Wales		
EU Directive 2002/91/EC		

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