



Guide price £325,000

TENURE : FREEHOLD

Horbury Road, Wakefield, WF2

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Fully refurbished three-bedroom detached bungalow

Modern fitted kitchen and contemporary four-piece bathroom

Finished to an exceptional standard throughout

Versatile loft room with development potential

Three generous double bedrooms

Double glazing and gas central heating

Movenowproperties.com LTD
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Properties**

GUIDE PRICE £325,000 - £350,000. Movenowproperties are pleased to offer this beautifully fully refurbished three-bedroom detached bungalow, finished to an exceptional standard throughout and ready to move straight into with no upward chain. Occupying a generous plot with gardens to three sides, the property also benefits from modern kitchen and bathroom fittings, double glazing, gas central heating, and a versatile loft room, making it an ideal move-in-ready home.

Entrance Hall

Measurements: 16' 9 x 12' 2" (5.10m x 3.70m)

A generous and welcoming entrance hall providing access to the lounge, dining area, kitchen, and all three bedrooms, creating a practical and well-balanced layout.

Living Room

Measurements: 14' 9 x 11'10" (4.50m x 3.60m)

A spacious and tastefully presented lounge finished in neutral décor, featuring high-quality carpeting and offering a comfortable living space.

Dining Area

Measurements: 7' 10 x 7' 3" (2.40m x 2.20m)

A well-proportioned dining area, ideal for entertaining and family meals, conveniently located between the lounge and kitchen.

Kitchen

Measurements: 16' 1 x 7' 7" (4.90m x 2.30m)

A newly fitted, modern kitchen finished to a high specification, offering a range of contemporary wall and base units with complementary work surfaces. Features include a stylish black sink and drainer, double electric oven with hob, integrated fridge/freezer, and plumbing for a washing machine.

Bathroom

Measurements: 10' 6 x 7' 7" (3.20m x 2.30m)

A contemporary bathroom fitted with a premium four-piece suite comprising a shower cubicle, bathtub, hand basin, WC, and a heated towel rail, finished with modern fittings and a high-quality finish.

Bedroom One

Measurements: 14' 9 x 11' 10" (4.50m x 3.60m)

A generous double bedroom with neutral décor and high-quality carpet flooring, providing a calm and comfortable retreat.

Bedroom Two

Measurements: 12' 10 x 10' 6" (3.90m x 3.20m)

A second spacious double bedroom, tastefully decorated and finished with quality carpeting.

Bedroom Three

Measurements: 14' 9 x 9' 10" (4.50m x 3.00m)

A further double bedroom, again well presented with neutral tones and high-quality finishes.

Study / Loft Room

Measurements: 19' 11 x 12' 2" (6.08m x 3.70m)

Located upstairs, this versatile additional room is ideal for use as a study or storage space, with potential for further development subject to the addition of dormer windows and relevant consents.

Outside

Occupying an excellent plot, the property benefits from a private garden wrapping around three sides of the bungalow. The outdoor space includes a patio seating area, well-maintained lawns, and mature flower beds, offering a high degree of privacy.

Additional Information

The property has been fully refurbished to an exceptional standard, including new wiring, pipework, boiler, kitchen, bathroom, flooring, and alarm system. Double-glazed windows and gas central heating are fitted throughout, and the home is offered with no upward chain.

EPC Rating: D60

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band D

Property Type: Detached Bungalow

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: On Street

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.

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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.

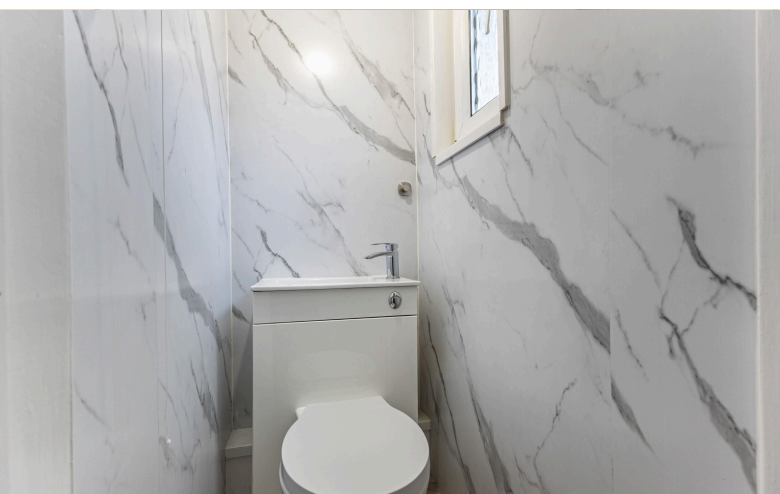
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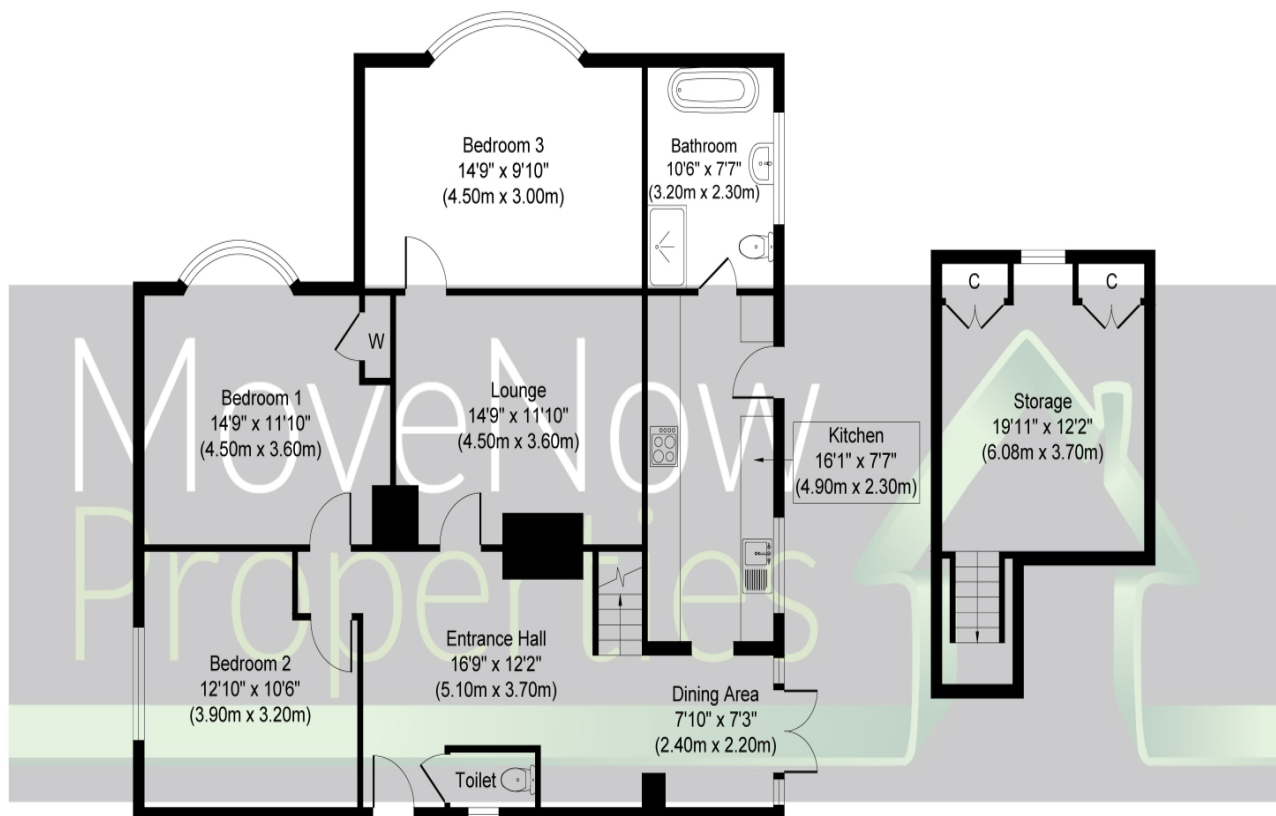
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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