



£399,995

TENURE : FREEHOLD

Riverdale Close, Stanley, WF3

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

**Spacious three-bedroom
semi-detached home with
versatile living space**

studio

Self-contained annex

or guest accommodation

ideal for home office

**Modern air source heating
system throughout**

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
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01924 249349

Website: <https://movenowproperties.com>

**MoveNow
Properties**

Movenowproperties are proud to present this spacious and versatile three-bedroom detached home, ideally located in Stanley, Wakefield. Offering generous living accommodation, modern features including an air source heating system, and the added benefit of a self-contained annex, this property is perfect for families, those working from home, or buyers seeking additional flexible living space.

Entrance Hall

A spacious and welcoming entrance hall featuring a UPVC external door with floor-to-ceiling glazed side panels, allowing plenty of natural light. Includes a radiator, useful under-stairs storage, and stairs leading to the first floor.

Living / Dining Room

Measurements: 25'4" x 12'8" (7.73m x 3.87m)

A generously sized, full-length reception room with carpet flooring, two radiators, and a feature gas fire with surround. Coving to the ceiling adds character, while a double-glazed window overlooks the front. Patio doors to the rear open out onto the garden, creating a bright and airy living space ideal for relaxing or entertaining.

Kitchen

Measurements: 9'2" x 9'1" (2.80m x 2.77m)

Fitted with a range of wall and base units with complementary work surfaces and upstands. Features include a 1.5 bowl sink with mixer tap and filtered water function, gas hob with cooker hood above, integrated double oven, and space for a freestanding fridge freezer. Plumbing is provided for a washing machine and dishwasher. A large double-glazed window overlooks the rear, and a UPVC side door provides external access.

First Floor Landing

With carpet flooring, handrail, and a frosted double-glazed window to the side. A spacious landing area providing access to all bedrooms and the family bathroom, along with a loft hatch.

Bedroom One

Measurements: 12'10" x 11'9" (3.90m x 3.59m)

A well-proportioned double bedroom featuring laminate flooring, a full wall of fitted wardrobes, radiator, and a double-glazed window overlooking the front.

Bedroom Two

Measurements: 11'9" x 11'9" (3.59m x 3.50m)

Another generous double bedroom with laminate flooring, fitted wardrobes, radiator, and a large double-glazed window overlooking the rear.

Bedroom Three

Measurements: 8'2" x 7'7" (2.50m x 2.32m)

A good-sized single bedroom with carpet flooring, radiator, and a double-glazed window to the front.

Bathroom

Measurements: 7'8" x 7'7" (2.33m x 2.32m)

A modern four-piece suite comprising a bath, walk-in shower, low flush WC, and pedestal wash basin. Finished with partial tiling, a chrome towel radiator, and a frosted double-glazed window to the rear.

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Annex

Measurements: 18'2" x 8'8" (5.54m x 2.65m)

A versatile and self-contained annex, ideal as a studio, home office, or potential business space (subject to necessary consents). Features include a UPVC external door with frosted glazing, double-glazed windows, wall and base units with work surfaces, sink set within a modern vanity, electric chrome towel heater, and recessed spotlights.

Annex Shower Room

Measurements: 8'3" x 5'5" (2.51m x 1.66m)

Comprising a low flush WC, pedestal wash basin, and shower unit with electric shower, along with a chrome electric towel radiator.

Utility Room

Measurements: 9'5" x 5'1" (2.88m x 1.54m)

Fitted with work surfaces and wall/base units, along with a UPVC external door allowing additional access to the garden, providing additional practical space.

Outside

To the front of the property is private off-road parking with gated access.

To the side, double gates open to additional parking, leading to the annex.

To the rear is a pleasant, enclosed garden with a patio seating area, established shrubs, fenced boundaries, and a large garden shed—ideal for outdoor enjoyment and storage.

Local Area

Situated in the popular residential area of Stanley, this property benefits from excellent local amenities including shops, schools, and leisure facilities. The area offers convenient access to Wakefield city centre and strong transport links, making it ideal for commuters. With nearby parks and a friendly community atmosphere, Stanley is a sought-after location for families and professionals alike.

EPC Rating: D

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 Air source heat pump

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.

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 - Permission granted for rear annex

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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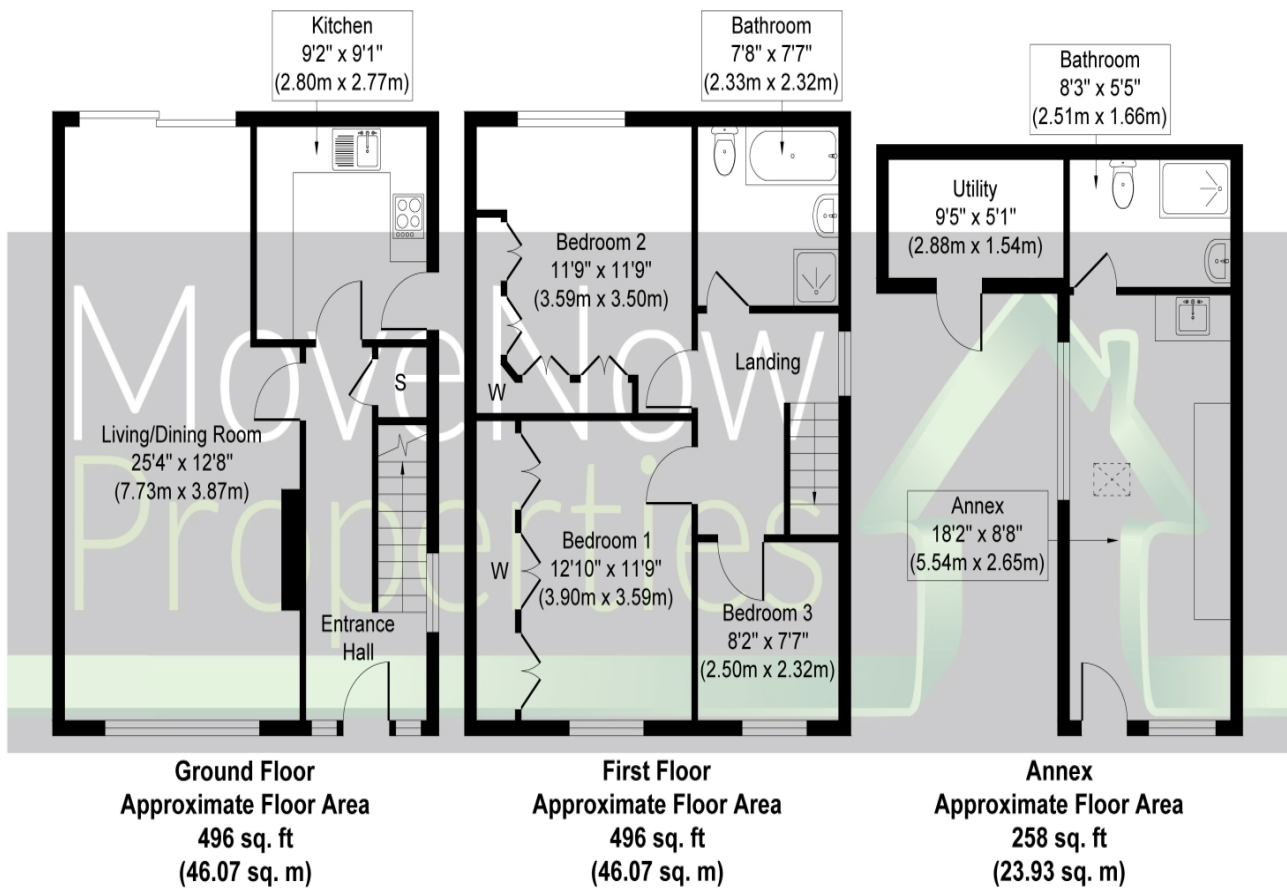




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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		82
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Stanley, WF3

