



**£240,000**



**TENURE : FREEHOLD**

**Mountbatten Crescent, Wakefield, WF1**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 1**

**Spacious corner plot with gardens to three sides**

**Generous lounge with traditional features**

**Four bedrooms including ground-floor bedroom with en-suite**

**Excellent potential for off-road parking**

**Bespoke oak kitchen designed and built by the vendor**

**Well-proportioned family bathroom and en-suite shower room**

**Movenowproperties.com LTD**  
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Movenowproperties are pleased to offer this four-bedroom semi detached property for sale. Occupying a generous corner plot with gardens to the front, side and rear. The accommodation briefly comprises an inviting entrance hall, spacious lounge and a bespoke oak kitchen. A ground-floor bedroom with modern en-suite provides flexible living accommodation, ideal for guests or multi-generational living. To the first floor are three further bedrooms and a family bathroom. Externally, the property benefits from ample outdoor space and offers excellent potential for off-road parking. Early viewing is highly recommended to fully appreciate the space and versatility on offer.

### **Entrance Hall**

Double-glazed frosted front door opening into the entrance hallway with staircase to the first-floor landing. Ceiling light, modern radiator and a useful under-stairs storage recess.

### **Lounge**

Measurements: 13' 6" x 11' 11" (4.12m x 3.64m)

A well-proportioned reception room featuring a double-glazed window to the front elevation, radiator and ceiling light.

### **Kitchen**

Measurements: 9' 5" x 8' 8" (2.88m x 2.65m)

A bespoke oak kitchen, comprising a range of wall and base units with 1.5 inset bowl sink, drainer and mixer tap. Integrated electric oven and hob. Tiled flooring, double-glazed window to the side elevation, recess for a freestanding fridge/freezer, a useful walk-in storage cupboard and a door providing access to the side of the property.

### **Bedroom 4 with En-Suite**

Measurements: 13' 5" x 9' 1" (4.10m x 2.78m)

Located on the ground floor, the former formal dining room has been converted into a fourth bedroom, featuring carpet flooring, radiator and a double-glazed window overlooking the rear garden.

The room benefits from a modern en-suite shower room comprising a pedestal wash basin, low-flush WC and walk-in shower.

### **Stairs and Landing**

Carpeted staircase and landing with doors providing access to the bedrooms and family bathroom.

### **Bedroom 1**

Measurements: 11' 11" x 10' 2" (3.62m x 3.09m)

Double-glazed window to the front elevation, ceiling light and radiator.

### **Bedroom 2**

Measurements: 12' 4" x 9' 3" (3.75m x 2.82m)

Double-glazed window overlooking the rear elevation, coving to the ceiling, radiator, built-in shelving and ceiling light.

### **Bedroom 3**

Measurements: 7' 11" x 7' 4" (2.41m x 2.24m)

Currently used as a dressing room, featuring a frosted window, ceiling light, radiator, feature shelving and fitted wardrobes to one side.

### **Bathroom**

Measurements: 9' 8" x 8' 9" (2.94m x 2.67m)

Comprising a bath with overhead shower, part-tiled walls, three frosted double-glazed windows, low-flush WC and recessed downlighters.

## Outside

Situated on a generous corner plot, the property enjoys spacious lawned gardens to the front, rear and side. There is excellent potential for off-road parking.

Tenure: Freehold

Council Tax Band B

Property Type: Semi 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

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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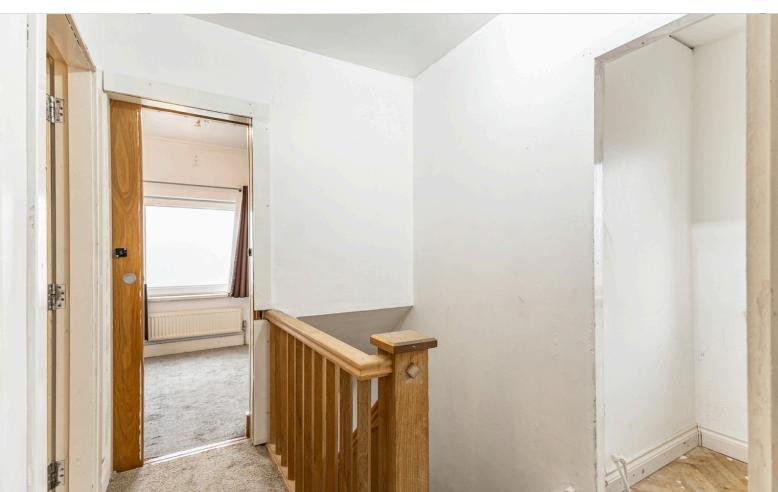
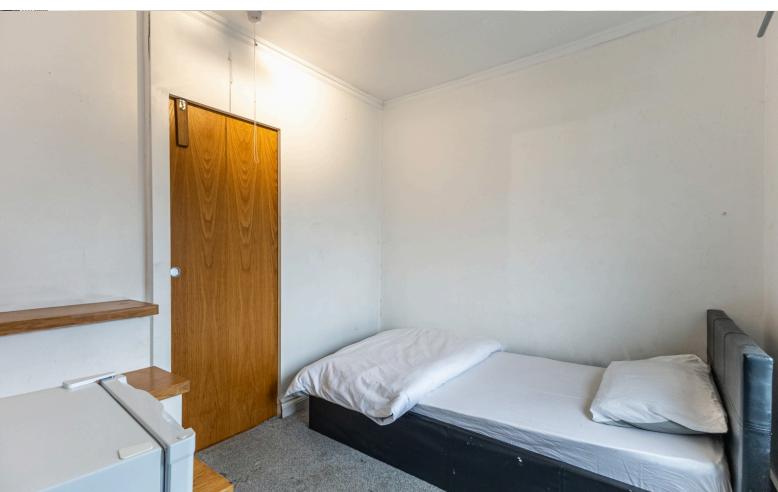




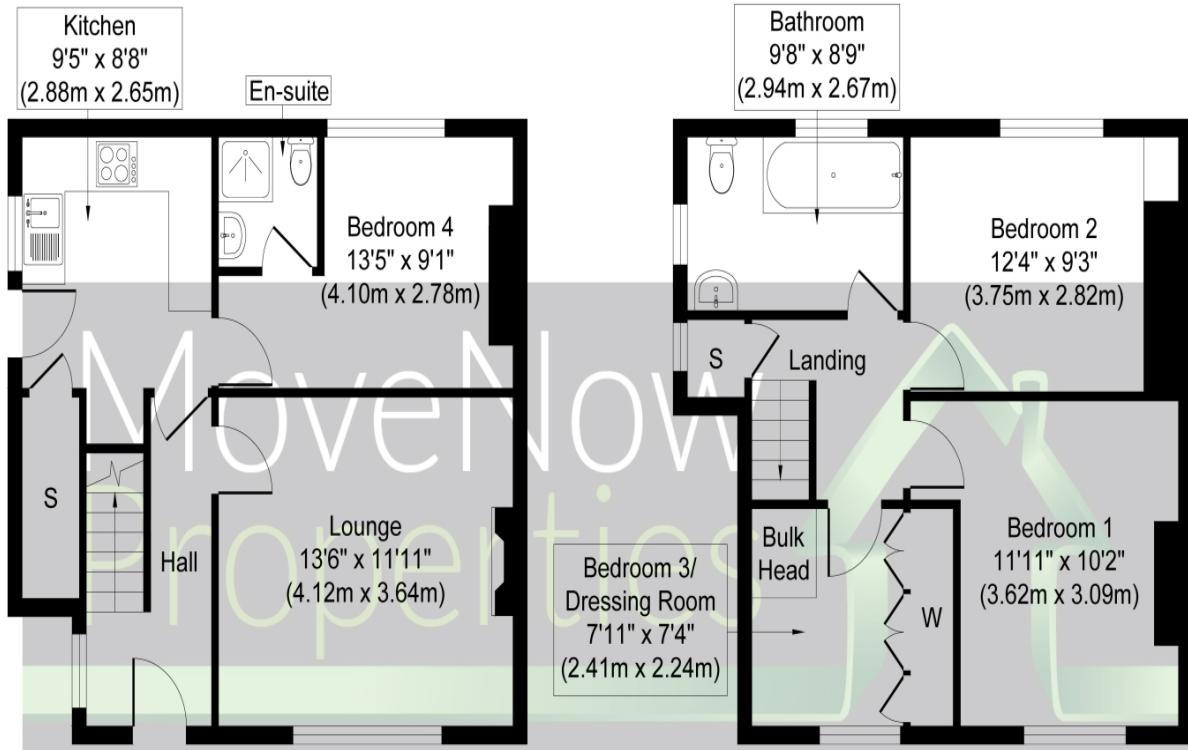
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**Ground Floor**  
**Approximate Floor Area**  
**468 sq. ft**  
**(43.52 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**447 sq. ft**  
**(41.52 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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