



£230,000

TENURE : FREEHOLD

Ashwood Parade, Hall Green, WF4

Bedrooms : 3

Bathrooms : 0

Reception Rooms : 2

Three-bedroom semi-detached home

Located within a secure gated development with electric gates

Spacious living room with modern electric fire

Stylish kitchen/diner with integrated appliances

Versatile sunroom / second reception room

Downstairs WC

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

01924 249349



Website: <https://movenowproperties.com>

Movenowproperties are delighted to offer for sale this well-presented three-bedroom semi-detached home, ideally situated within a secure gated development. Offering a spacious living room, modern kitchen/diner, versatile sunroom, and three well-proportioned bedrooms, this property is perfect for families or first-time buyers. Benefiting from off-road parking for two vehicles and a beautifully maintained rear garden, early viewing is highly recommended.

Entrance Hall

A welcoming entrance hall featuring a composite front door and carpeted flooring. Provides access to the kitchen/diner and downstairs WC and houses the alarm system.

Downstairs WC

Measurements: 6'0" x 3'0" (1.82m x 0.92m)

A useful cloakroom fitted with a low-level WC and wash basin with tiled splashback. Includes a radiator and a frosted double-glazed window to the front.

Kitchen/Diner

Measurements: 16'5" x 10'0" (5.01m x 3.05m)

A well-appointed kitchen/diner offering a range of wall and base units with complementary work surfaces and tiled splashbacks. Features a 1.5 ceramic sink with mixer tap, integrated electric oven, gas hob with extractor hood, integrated fridge freezer, dishwasher, and plumbing for a washing machine. A double-glazed window overlooks the front, and a handy storage cupboard houses the combi boiler.

Living Room

Measurements: 16'6" x 14'10" (5.02m x 4.53m)

A spacious and comfortable living area with carpeted flooring, radiator, and a double-glazed window overlooking the sunroom. Includes a modern electric fire and stairs leading to the first floor.

Sunroom

Measurements: 14'5" x 9'3" (4.39m x 2.81m)

A versatile second reception room with a solid roof, carpeted flooring, power, and lighting. Surrounded by double-glazed windows overlooking the side and rear, with patio doors opening onto the enclosed rear garden.

Stairs & Landing

Carpeted stairs with handrail lead to the first-floor landing, providing access to three bedrooms and the family bathroom. Includes a loft hatch with ladder access to a fully boarded loft.

Bedroom One

Measurements: 13'0" x 9'11" (3.95m x 3.01m)

A generous double bedroom with carpeted flooring, radiator, and a double-glazed window to the front. Benefiting from fitted wardrobes, drawers, and a desk.

Bedroom Two

Measurements: 11'11" x 8'10" (3.64m x 2.69m)

A further double bedroom with carpeted flooring, radiator, and a double-glazed window overlooking the rear. Includes fitted wardrobes.

Bedroom Three

Measurements: 8'6" x 7'4" (2.60m x 2.23m)

A well-proportioned third bedroom with carpeted flooring, radiator, and a double-glazed rear window. Features fitted wardrobes and additional storage over the bulkhead.

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Bathroom

Measurements: 7'3" x 6'2" (2.21m x 1.89m)

Stylishly finished with tiled walls and flooring, comprising a pedestal wash basin, low-level WC, and bath with overhead shower and glass screen. Includes recessed spotlights, a chrome heated towel rail, and a frosted double-glazed window to the front.

Outside

To the front, the property benefits from a private driveway with two allocated parking spaces, set within a secure gated community with electric gates.

To the rear, there is a beautifully maintained enclosed garden featuring fenced boundaries, artificial lawn, a pleasant seating area, and a useful garden shed. A side gate provides access to the front of the property.

Location

Situated in the popular residential area of Hall Green, Wakefield, this property benefits from a convenient yet peaceful setting with excellent local amenities and transport links.

The area is well-served by a selection of nearby schools, including Crigglestone Dane Royd Junior & Infant School and Kettlethorpe High School, making it an ideal choice for families.

For commuters, the property offers easy access to Wakefield city centre, with regular bus services just a short walk away and several train stations nearby, including Wakefield Westgate and Wakefield Kirkgate, providing direct links to Leeds and beyond.

The location also benefits from excellent road connections, with the M1 motorway just a short drive away, making travel across the region straightforward.

Locally, residents can enjoy a range of shops, parks, and everyday amenities within close proximity, while the surrounding countryside offers pleasant walks and green spaces, combining suburban convenience with a semi-rural feel.

EPC Rating: C74

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band C

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: Gated community with private drive for 2 cars

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.

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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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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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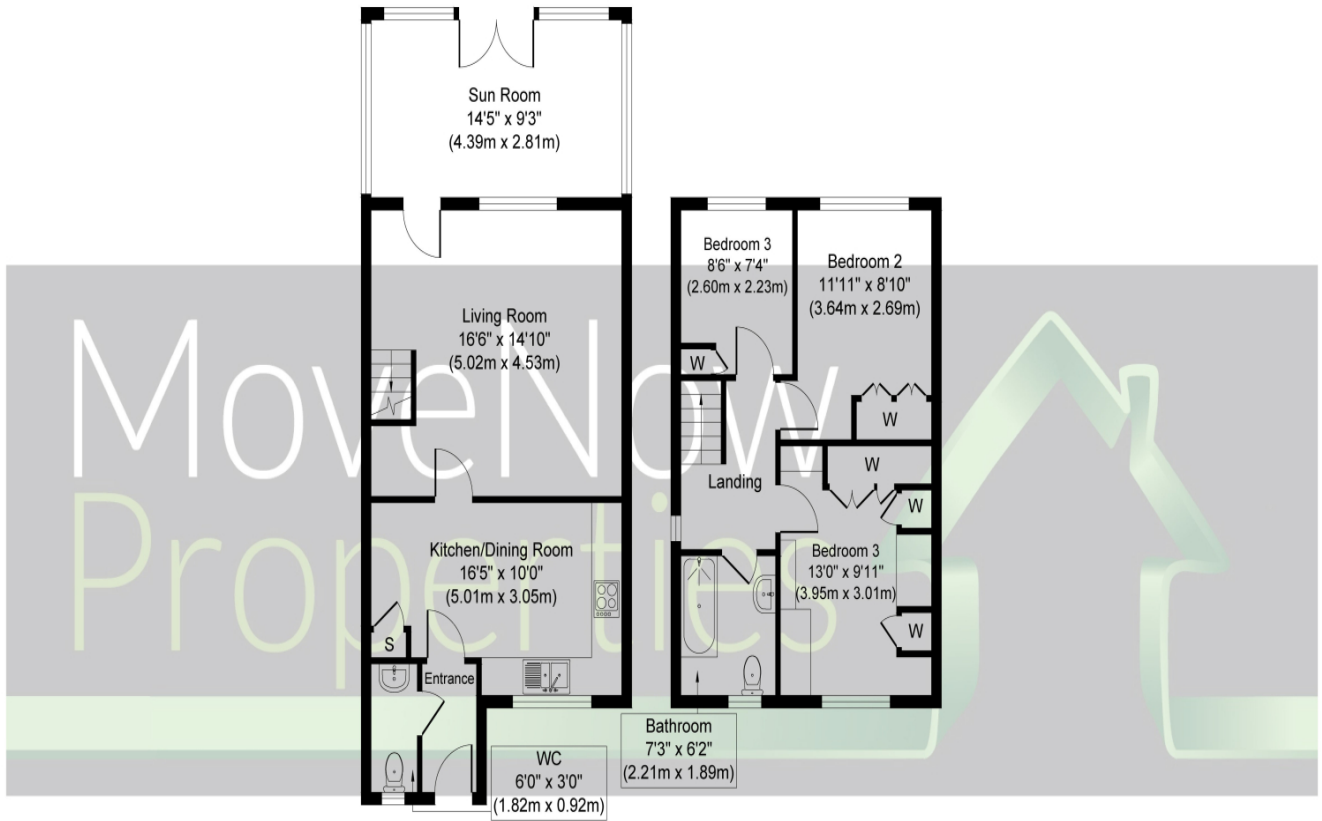
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Ground Floor
Approximate Floor Area
612 sq. ft
(56.78 sq. m)

First Floor
Approximate Floor Area
414 sq. ft
(38.47 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(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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