



**£310,000**

**TENURE : FREEHOLD**

**St Davids Garth, Robin Hood, WF3**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 2**

**Four well-proportioned bedrooms**

**including master with en-suite**

**Spacious living room with engineered oak flooring and Juliet balcony**

**Stunning kitchen/dining area with bi-fold doors to rear garden**

**Modern family bathroom with bath and overhead shower**

**Downstairs WC and useful under-stairs storage**

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



**Website: <https://movenowproperties.com>**

Movenowproperties are proud to present this stunning four-bedroom family home, offering spacious and modern accommodation over three floors. Features include a contemporary kitchen/dining area with bi-fold doors to the rear garden, a living room with Juliet balcony, modern family bathroom and en-suite, plus off-road parking and an enclosed rear garden. Ideally located close to local amenities, schools, and transport links, this property is perfect for families or professional buyers.

### **Entrance Hall**

Welcoming entrance hall with composite door and frosted side glass panel, radiator, and stairs rising to the first floor with useful under-stairs storage. Internal door leads through to the kitchen/dining area.

### **Kitchen / Dining Room / Family Room**

A stunning family kitchen featuring a range of wall and base units with quartz work surfaces and upstands, Belfast sink with mixer tap and drainer, integrated fridge/freezer, dishwasher, washer/dryer, double oven, and induction hob with cooker hood. Recessed spotlights and a front-facing double-glazed window enhance the space. The dining / additional seating area benefits from a radiator and bi-fold doors opening onto the enclosed rear garden.

### **Downstairs WC**

Modern cloakroom with low-flush WC, wash basin set within a vanity unit, tiled splashback, and radiator.

### **Stairs & Landing to First Floor**

Carpeted stairs with handrail lead to the first-floor landing with radiator, front-facing double-glazed window, and doors to the living room and third bedroom.

### **Living Room**

Spacious living room with engineered oak flooring, feature gas fire with modern surround, patio doors with Juliet balcony overlooking the front, and ceiling coving.

### **Bedroom Three**

Double bedroom with wood-effect laminate flooring, radiator, two rear-facing double-glazed windows, and a useful storage cupboard housing the boiler.

### **Stairs & Landing to Second Floor**

Carpeted landing with handrail and storage cupboard, providing access to bedrooms one, two, four, and the family bathroom. Loft hatch provides access to a boarded loft with fitted ladder for additional storage.

### **Bedroom One**

Double bedroom with carpeted flooring, radiator, front-facing bay window, fitted wardrobes, and over-bed storage.

### **En-Suite**

Modern en-suite with low-flush WC, wash basin set within vanity, part-tiled walls, enclosed shower, and chrome heated towel rail.

### **Bedroom Two**

Double bedroom with wood effect laminate flooring, radiator, and rear-facing double-glazed window.

### **Bedroom Four**

Good-sized fourth bedroom with wood-effect laminate flooring, radiator, rear-facing double-glazed window, and recessed spotlights.

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## Family Bathroom

Modern family bathroom featuring bath with overhead shower, concealed plumbing, waterfall showerhead, wall-mounted wash basin, low-flush WC, frosted double-glazed window, radiator, part-tiled walls, and tiled flooring.

## Outside

Private front drive providing off-road parking for two vehicles. Enclosed rear garden with lawn, patio area, fence boundaries, and garden shed.

## Local Area

Situated in a popular residential area of WF3, offering easy access to local shops, schools, parks, and excellent transport links. The location is ideal for families seeking a safe, friendly community while remaining well-connected to nearby town centres.

Tenure: Freehold

Council Tax Band D

Property Type: Townhouse

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: 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.

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## 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:

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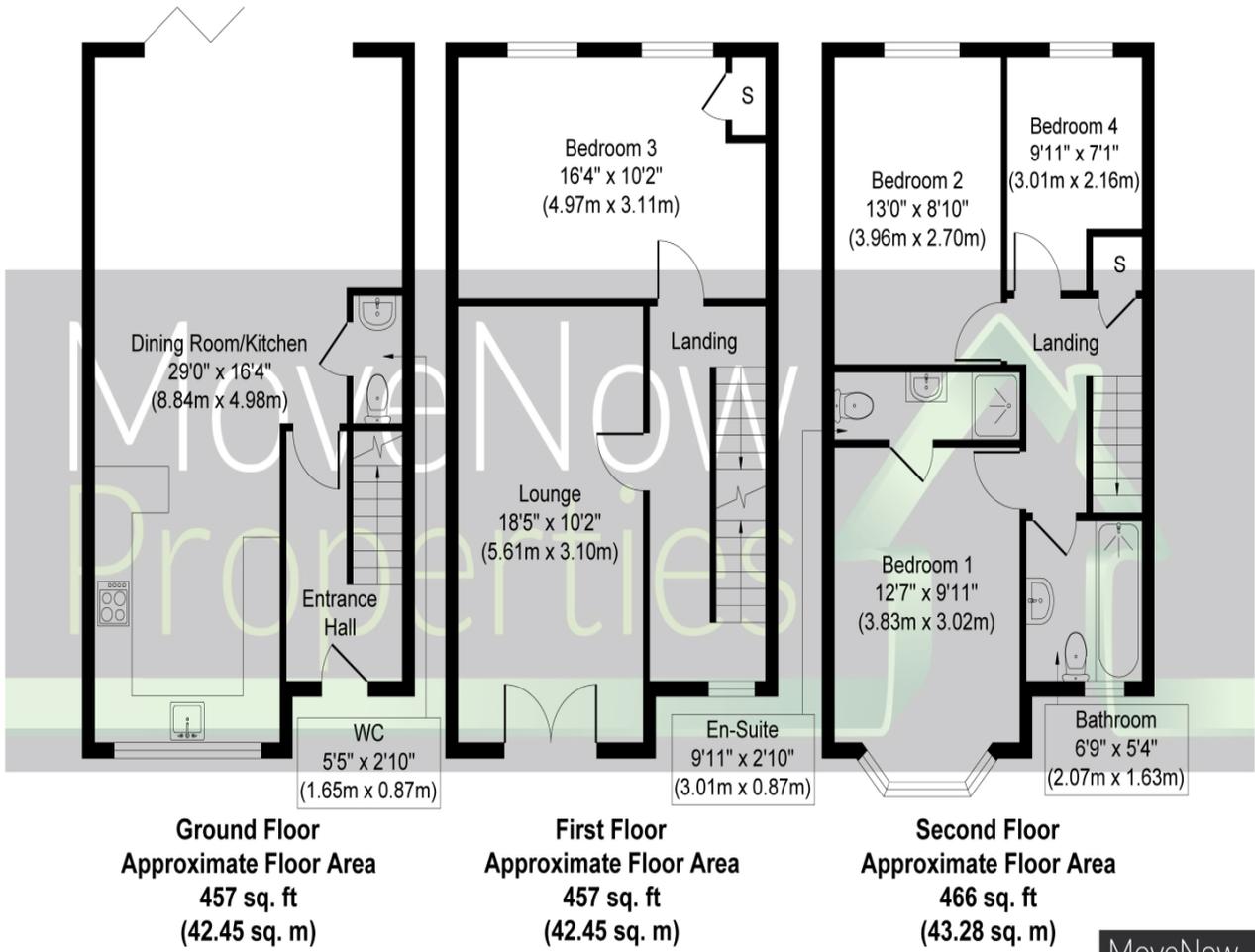


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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