



£140,000

TENURE : FREEHOLD

Haselden Road, Wakefield, WF2

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Three bedrooms

Good-sized living room with windows to front and rear

Kitchen with plenty of cupboard space and pantry storage

Rear porch/utility area with plumbing for appliances

Modern bathroom with shower over bath

Spacious enclosed rear garden

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


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Properties**

Website: <https://movenowproperties.com>

Movenowproperties are pleased to present this three-bedroom home, offering generous living space and a practical layout throughout. A great opportunity for buyers to modernise and add their own style.

Entrance Hall

Accessed via the front door, with stairs leading to the first floor and doors to the kitchen and living room.

Living Room

Measurements: 18'1" x 11'10" (5.50m x 3.61m)

A bright and spacious room with windows to both the front and rear, allowing for plenty of natural light. Features include carpet flooring, a radiator, and an electric fire.

Kitchen

Measurements: 14'7" x 9'10" (4.44m x 2.99m)

Fitted with a range of wall and base units, work surfaces, and tiled splashbacks. Includes a sink with drainer, plumbing for a dishwasher, and two useful pantry cupboards. Windows to the front and side provide good light.

Rear Porch / Utility Area

A useful additional space with plumbing for a washing machine and room for further appliances, with access to the rear garden.

Landing

With a window to the rear, loft access, and doors leading to all bedrooms and the bathroom.

Bedroom One

Measurements: 13'0" x 8'11" (3.97m x 2.73m)

A comfortable double bedroom with a radiator and double glazed window to the front and built-in storage cupboard.

Bedroom Two

Measurements: 11'6" x 9'8" (3.50m x 2.95m)

A second double bedroom with a radiator and double window to the front.

Bedroom Three

Measurements: 13'10" x 13'3" (4.21m x 4.03m)

A good-sized third bedroom with a radiator and double window to the rear and fitted wardrobes.

Bathroom

Measurements: 8'11" x 4'7" (2.73m x 1.40m)

A modern bathroom suite comprising a bath with shower over, WC, and wash basin set in a vanity unit, finished with wall tiling and a heated towel rail.

Outside

To the front is a lawned garden with established shrubs, along with a shared driveway leading to off-road parking.

The rear garden is enclosed and mainly laid to lawn, offering a good amount of outdoor space, along with a large shed for storage.

Location

Situated in a well-established residential area of Wakefield, close to local shops, schools, and everyday amenities. The property also benefits from good transport links, including access to nearby towns and motorway networks.

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Website: <https://movenowproperties.com>

Tenure: Freehold
Council Tax Band A
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
Building safety N/A
Restrictions N/A
Rights and easements Shared Drive
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.

DISCLAIMER:

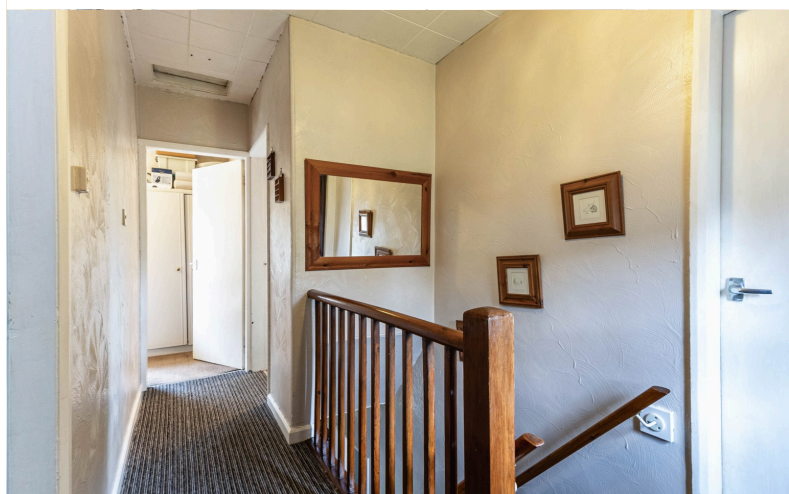
The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed 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.

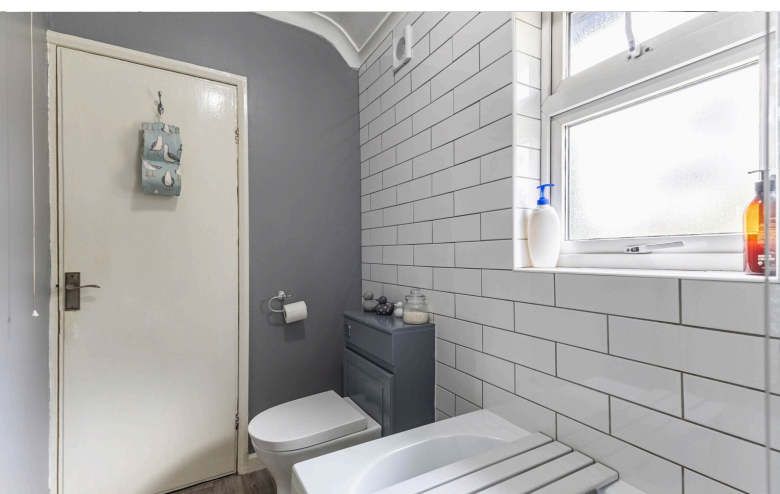
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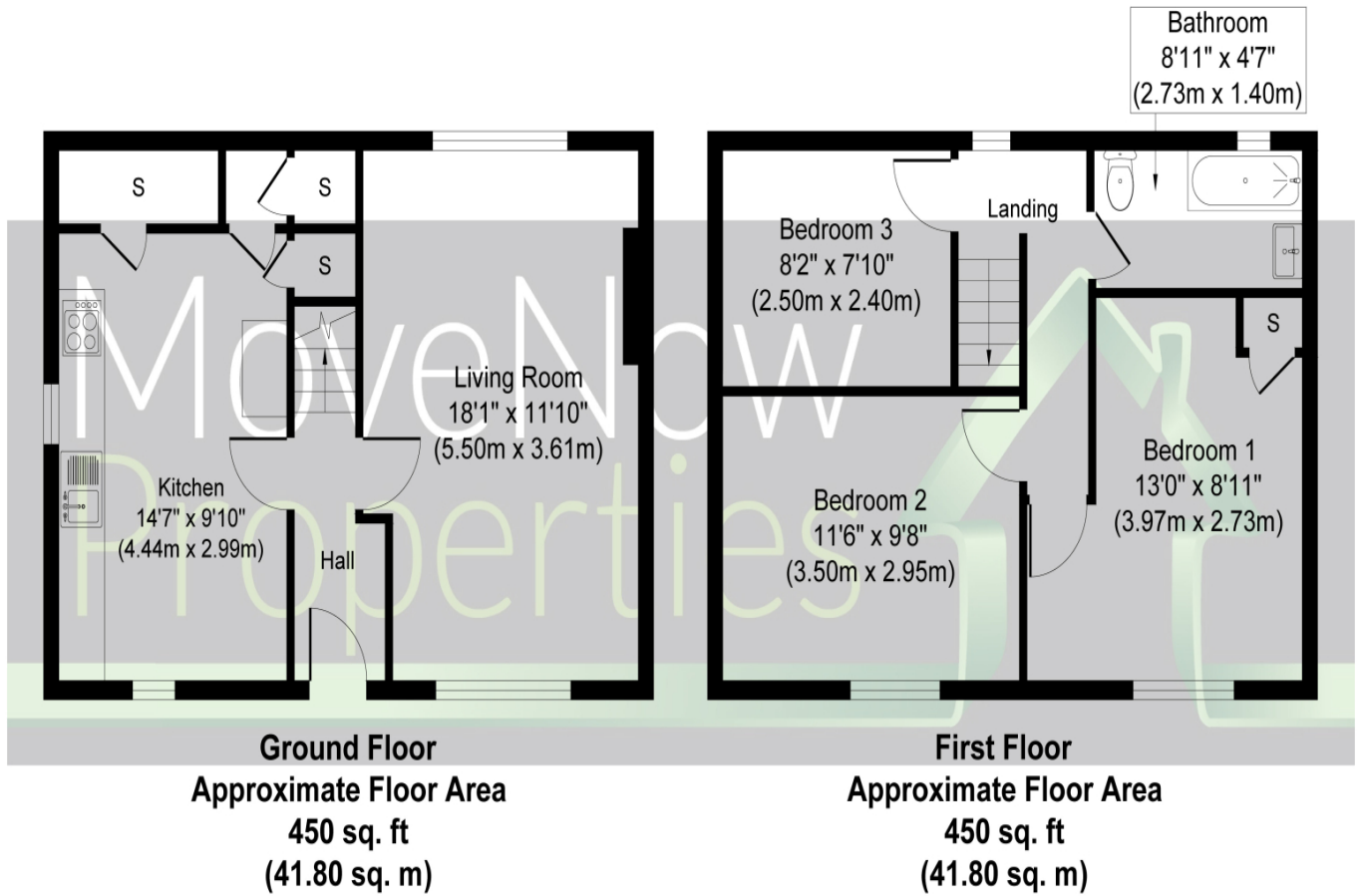




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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