



£170,000

TENURE : FREEHOLD

Alder Avenue, Wakefield, WF2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Modern semi-detached home

Two generous double bedrooms

Enclosed rear garden with shed

Ample off-road parking via private driveway

Gas central heating with new condensing boiler (2025)

UPVC double glazing throughout

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

01924 249349



Website: <https://movenowproperties.com>

Movenowproperties are proud to present this beautifully maintained and modern two-bedroom semi-detached home, offering stylish living accommodation ideal for first-time buyers, small families, or professionals. The property benefits from a range of practical upgrades that ensure comfort, efficiency, and peace of mind.

Ground Floor

Entrance Lobby

A welcoming entrance space providing access into the main living accommodation.

Living Room / Lounge Diner

Measurements: 19'0" x 11'6" (5.80m x 3.50m)

A bright and spacious living area positioned to the front of the property, offering excellent proportions for both relaxing and dining. The room benefits from carpet flooring and a feature living flame gas fire, creating a warm and inviting atmosphere.

Kitchen

Measurements: 11'4" x 7'3" (3.45m x 2.20m)

Located to the rear, the kitchen is fitted with a range of modern wall and base units, integrated cooker, and provides space for a fridge along with plumbing for a washing machine. The layout is practical and well-designed, with direct access to the rear garden.

First Floor

Landing

Providing access to all first-floor rooms and loft access.

Bedroom One

Measurements: 11'6" x 8'6" (3.50m x 2.60m)

A well-proportioned double bedroom overlooking the rear garden, offering ample space for bedroom furniture.

Bedroom Two

Measurements: 10'8" x 8'10" (3.25m x 2.70m)

Another generous double bedroom positioned at the front, making it ideal as a guest room, second bedroom, or home office.

Bathroom

A modern house bathroom fitted with a three-piece suite including bath, wash basin, WC, and shower unit. Finished to a clean and well maintained standard.

External

To the front, the property benefits from a neat garden and a private driveway providing ample off-road parking. To the rear, there is a fully enclosed garden, ideal for outdoor relaxation and entertaining, complete with a useful garden shed.

Location

Situated on a quiet cul-de-sac within a modern residential development, the property enjoys a peaceful setting while remaining conveniently close to a wide range of local amenities. The area offers easy access to Wakefield city centre, with shops, schools, and leisure facilities all within close proximity. For commuters, the location is particularly appealing, with excellent transport links and straightforward access to major motorway networks, making travel to surrounding towns and cities highly convenient.

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This property combines modern living with practical and a desirable location, making it a fantastic opportunity for a range of buyers.

EPC Rating: C

Please contact us for further details of the full EPC

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, 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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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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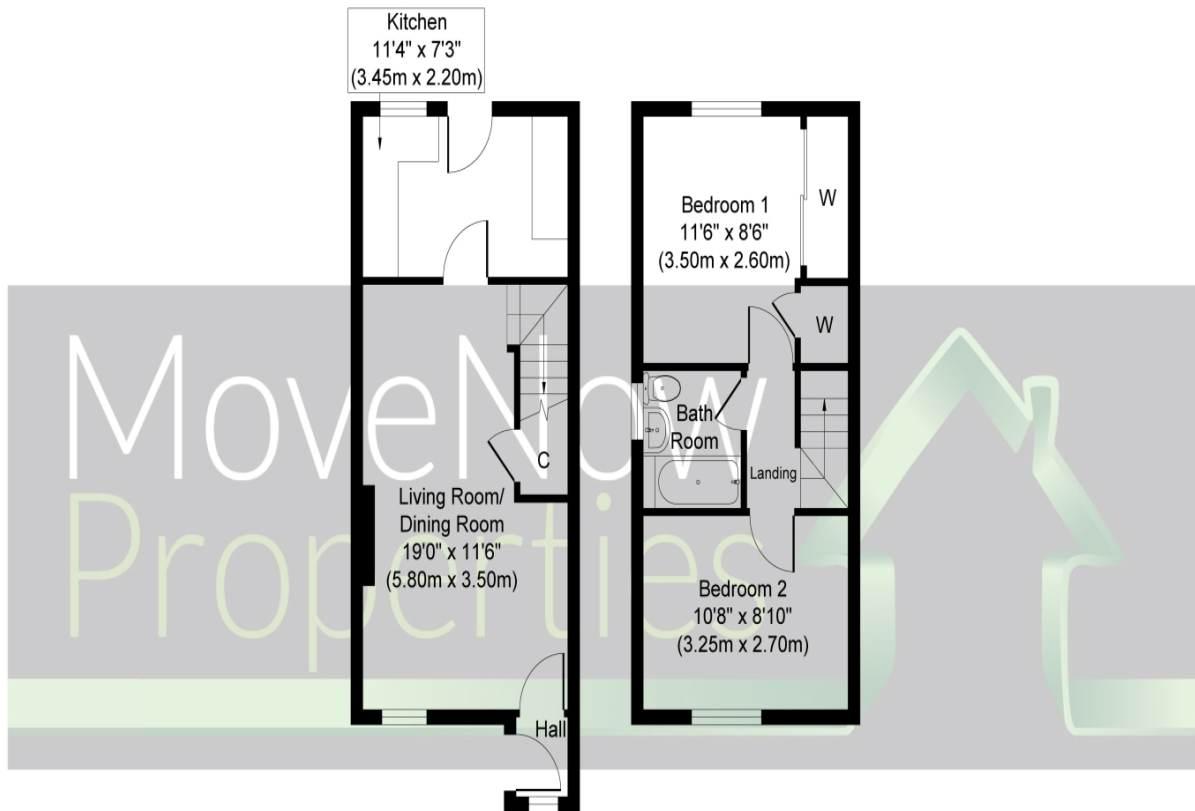
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Ground Floor
Approximate Floor Area
304 sq. ft
(28.24 sq. m)

First Floor
Approximate Floor Area
293 sq. ft
(27.24 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		86
(69-80)	C	70	
(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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