



Offers in excess of £240,000

TENURE : FREEHOLD

Newton Lane, Wakefield, WF1

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Detached true bungalow

Two spacious double bedrooms

Beautifully presented throughout

Modern open-plan living accommodation

Contemporary fitted kitchen with pantry

Patio doors opening onto the rear garden

Movenowproperties.com LTD
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01924 249349

**MoveNow
Properties**

Website:

MoveNowProperties are proud to present this beautifully presented two-bedroom detached true bungalow, offering stylish and well-maintained accommodation throughout. Ready to move straight into, this fantastic home is perfect for a range of buyers including those looking to downsize, first-time buyers or anyone seeking convenient single-storey living. Benefitting from an enclosed rear garden, off-road parking and a modern open-plan layout, this is a property not to be missed.

Entrance Vestibule

Accessed via the front entrance, the welcoming entrance vestibule provides a practical space for coats and shoes before leading into the main living accommodation.

Entrance Hall

Situated in the centre of the property, the entrance hall provides access to both bedrooms, the family bathroom and the open-plan living area, creating a practical layout that separates the living and sleeping accommodation.

Open-Plan Kitchen/Lounge

Measurements: 21' 6" max x 13' 1" max (6.55m max x 3.99m max)

Occupying the left-hand side of the property, this superb open-plan kitchen and lounge provides a bright and welcoming space, ideal for modern living. The kitchen is positioned to the front of the home and is fitted with a range of wall and base units, offering ample worktop space for everyday cooking, whilst a useful pantry provides excellent additional storage.

Flowing seamlessly into the lounge, the living area is generously proportioned and beautifully presented. Large French doors allow an abundance of natural light to flood the room and open directly onto the rear patio, creating the perfect setting for entertaining guests or simply relaxing while overlooking the garden.

Pantry

Measurements: 5'0" max x 3'0" max (1.52m max x 0.91m max)

Conveniently located off the kitchen, the pantry provides excellent additional storage, helping to keep the main kitchen clutter-free.

Bedroom One

Measurements: 10' 1" max x 8' 7" max (3.07m max x 2.62m max)

Located to the rear right of the property, Bedroom One is a generous double bedroom offering ample space for a range of bedroom furniture. Large windows allow plenty of natural light to fill the room, creating a bright and peaceful retreat.

Bedroom Two

Measurements: 11' 1" max x 9' 1" max (3.38m max x 2.77m max)

Positioned to the front right of the property, Bedroom Two is another well-proportioned double room. This versatile space would make an ideal guest bedroom, home office or dressing room depending on your needs.

Bathroom

Situated centrally between the bedrooms, the family bathroom is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and low-level WC. Its central position makes it easily accessible from all areas of the home.

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Outside

Externally, the property continues to impress with a generous enclosed rear garden offering a wonderful space for families, keen gardeners or those who enjoy outdoor entertaining. Immediately outside the French doors is a raised paved patio, ideal for al fresco dining and summer barbecues, with steps leading down to a spacious lawn. The garden is enclosed by timber fencing, providing a good degree of privacy, while the paved pathway to the side of the bungalow offers convenient access between the front and rear of the property. To the front, a paved driveway provides valuable off-road parking.

Location

Situated in a highly regarded residential area, this property enjoys an excellent position with a wide range of local amenities close by, including supermarkets, shops, cafés and healthcare facilities. There are well-regarded schools nearby, making the area popular with a variety of buyers. Excellent transport links provide easy access to Wakefield city centre, Leeds and surrounding towns via nearby road networks and public transport, while local parks and green spaces offer pleasant walks and outdoor recreation. The combination of convenience, connectivity and a friendly neighbourhood makes this an ideal place to call home.

EPC Rating: D

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band C

Property Type: 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

Broadband connection 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 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:

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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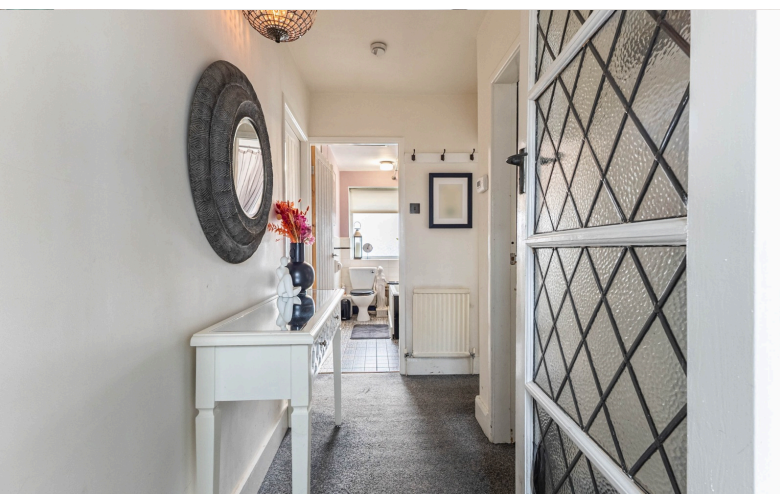
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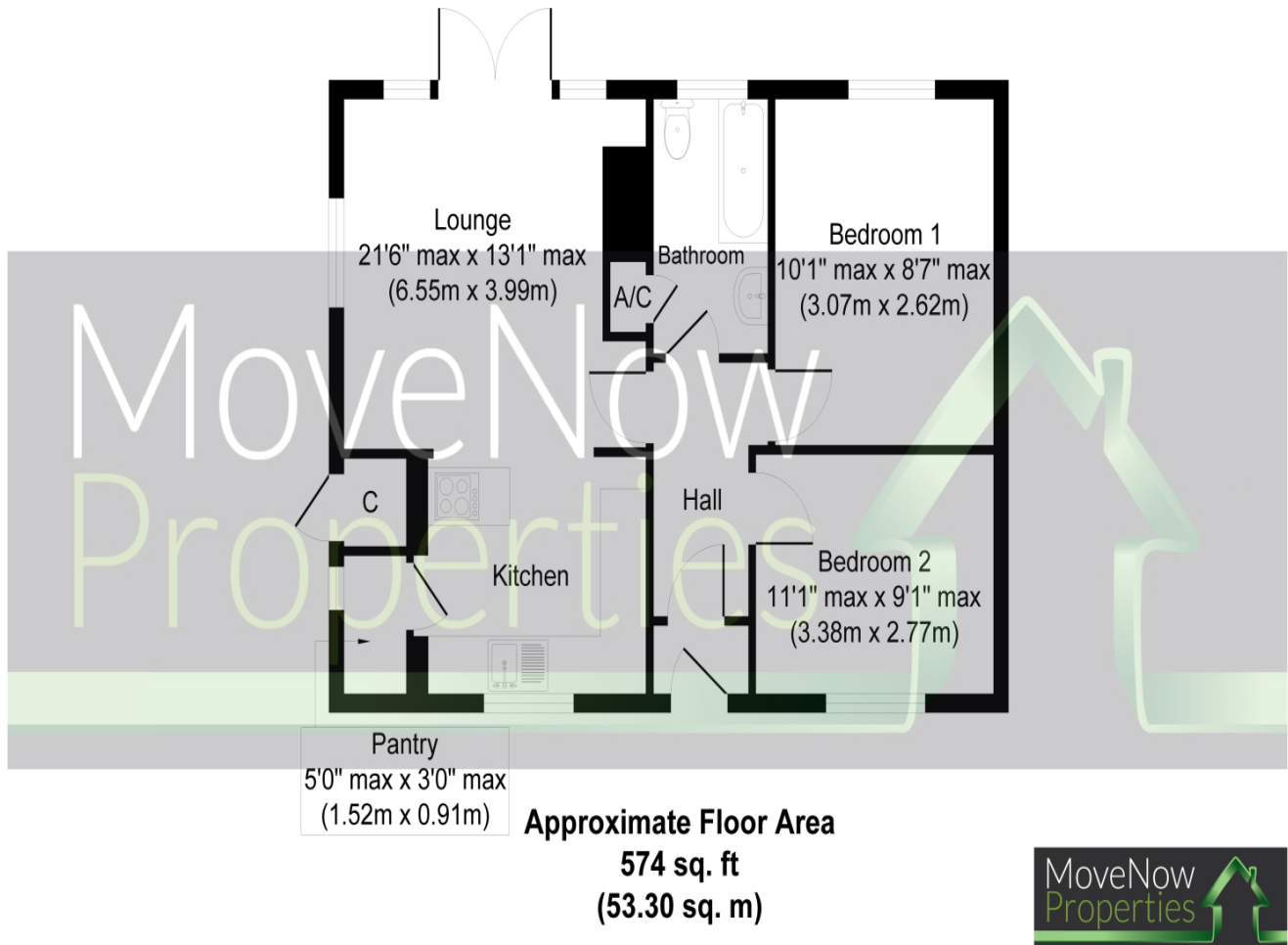




Website:



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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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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