



Asking Price £240,000

TENURE : FREEHOLD

Carr Gate Mount, Wakefield, WF2 0QP

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

Extended three-bedroom semi-detached property

Sunroom / conservatory overlooking the garden

Spacious lounge and separate dining room

Ground floor shower room

Kitchen/diner layout

Single garage and driveway parking

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

01924 249349


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Website: <https://movenowproperties.com>

Movenowproperties are proud to present this extended three-bedroom semi-detached home, offering generous living space, a garage, and a fantastic layout ideal for family living. This well-proportioned property provides spacious and versatile accommodation throughout, perfectly suited to modern family life, with a well-balanced layout, generous room sizes, and excellent natural light creating a warm and inviting atmosphere.

Ground Floor

Porch

A practical UPVC entrance porch, ideal for coats and shoes, providing shelter before entering the main home.

Entrance Hall

A central and welcoming hallway with stairs rising to the first floor. This space provides access to the main living areas and benefits from natural light from the front aspect.

Lounge

Measurements: 19'8" x 12'8" (6.00m x 3.87m)

A bright and spacious main reception room positioned to the front of the property, featuring a large bay window that allows plenty of natural light to pour in. The room enjoys a pleasant outlook over the front garden and offers a cosy yet generous living space, complete with a feature fireplace. Open access leads seamlessly into the dining room, enhancing the sense of space.

Dining Room

Located to the rear, the dining room enjoys views over the garden and benefits from a quieter aspect. There is ample space for a family dining table, making it ideal for both everyday meals and entertaining. Its open-plan connection to the lounge creates a versatile dual reception area.

Kitchen / Diner

Measurements: 15'6" x 9'1" (4.73m x 2.78m)

This L-shaped kitchen is positioned to the rear and side of the property, benefiting from dual-aspect light. Fitted with a range of wall and base units, integrated oven, hob, and extractor, it also provides space for informal dining. Patio doors open directly onto the rear garden, making it a practical and social space, particularly in warmer months.

Sunroom / Bedroom 3

Measurements: 15'6" x 9'1" (4.73m x 2.78m)

A generous additional living space overlooking the rear garden, enjoying a private and sunny aspect throughout the day. This room is filled with natural light and offers flexibility as a second sitting room, playroom, or relaxing garden room with direct outdoor access.

Shower Room

Conveniently located on the ground floor, this room includes a shower cubicle, WC, and wash basin. A side-facing window provides natural light and ventilation.

Garage

Measurements: 13'10" x 9'1" (4.21m x 2.78m)

Accessible from the front driveway, the garage provides useful storage space or secure parking.

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First Floor

Bedroom One

Measurements: 11'1" x 10'8" (3.38m x 3.25m)

A spacious double bedroom positioned at the front of the property, featuring a large bay window that allows for excellent natural light. Fitted wardrobes provide ample storage, making this a comfortable and practical principal bedroom.

Bedroom Two

Measurements: 12'8" x 8'10" (3.85m x 2.68m)

A well-proportioned double bedroom overlooking the rear garden, offering a quieter and more private setting. Ideal as a guest room or second bedroom, with plenty of space for furnishings.

Bedroom Four

Measurements: 6'6" x 5'11" (1.99m x 1.81m)

A single bedroom positioned at the front of the property, suitable for use as a child's bedroom, nursery, or home office. The front-facing window ensures good natural light.

Bathroom

Measurements: 6'6" x 5'7" (1.99m x 1.71m)

The family bathroom is positioned to the rear/side and includes a three-piece suite comprising bath, WC, and wash basin. A window provides natural light and ventilation.

Outside

To the front of the property is an enclosed garden with a driveway providing off-road parking and access to the single garage.

To the rear is a private enclosed garden, enjoying a good degree of privacy. The space features a large decked seating area and a low-maintenance gravelled section, making it ideal for outdoor dining, entertaining, or relaxing.

Location

Situated in the highly sought-after area of Carr Gate, the property benefits from convenient access to local amenities, well-regarded schools, and excellent transport links including nearby motorway connections. Wakefield city centre is within easy reach, offering a range of shops, restaurants, and leisure facilities, while nearby green spaces and countryside walks add to the appeal of this location.

Early viewing is highly recommended to appreciate the space, layout, and quality this home has to offer.

EPC Rating: D

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.

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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.

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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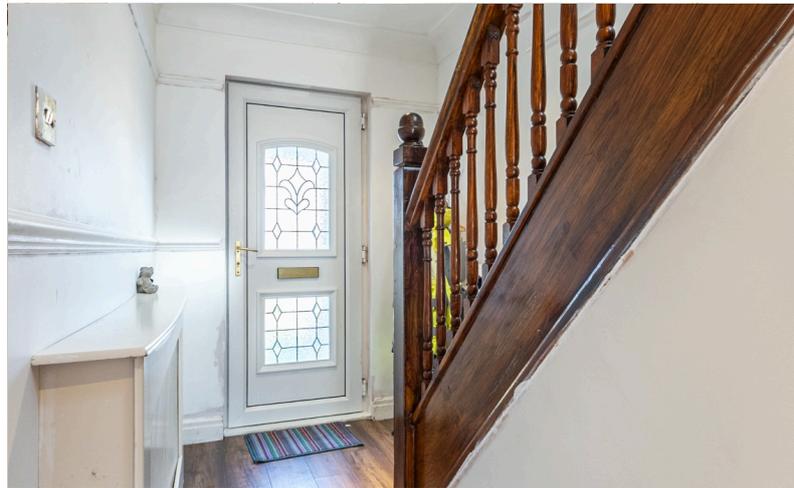
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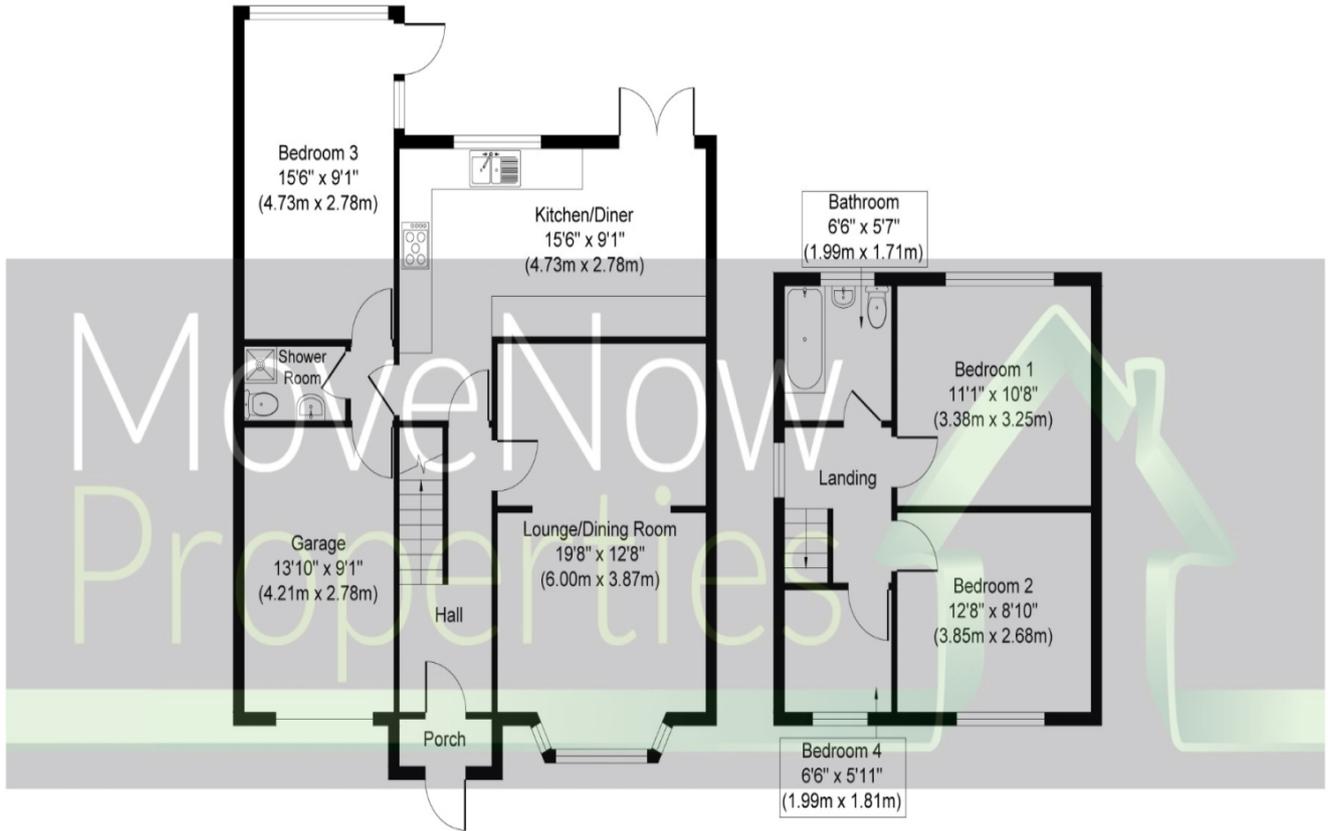
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

