



Offers in the region of £395,000

TENURE : FREEHOLD

Sinclair Garth, Wakefield, WF2

Bedrooms : 4

Bathrooms : 1

Reception Rooms : 3

Impressive four-bedroom detached family home

Four generous bedrooms

Available with No Chain

Spacious fitted kitchen with breakfast bar

Two reception rooms plus conservatory

Modern family bathroom

Movenowproperties.com LTD
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01924 249349

Website:

MoveNow Properties

MoveNow Properties are proud to present this spacious four-bedroom detached family home, offered to the market with NO CHAIN and situated within this sought after residential development. Offering generous and versatile accommodation throughout, the property features two reception rooms, a conservatory, four bedrooms, modern family bathroom and a well-appointed kitchen, making it an ideal home for a growing family. Externally, the property continues to impress with a private driveway, detached garage and enclosed rear garden. With its excellent location, generous accommodation and no onward chain, this is a property that should not be overlooked.

Entrance Hall

Located to the side of the property, the welcoming entrance hall is accessed via a UPVC door with glazed side panels. The hallway features carpeted flooring, radiator and staircase leading to the first floor.

Living Room

Measurements: 17'5" x 10'11" (5.32m x 3.33m)

Situated at the front of the property, the spacious living room benefits from carpeted flooring, two double-glazed windows overlooking the front garden, radiator and wall lighting.

A feature gas fire with attractive surround provides a focal point to the room, creating a warm and comfortable family space.

Dining Room

Measurements: 13'1" x 8'5" (3.99m x 2.56m)

The dining room provides a second reception room, accessed via double doors from the living room.

With carpeted flooring, radiator and further double doors leading into the conservatory, this is a versatile space ideal for family dining and entertaining.

A door also provides access through to the kitchen.

Kitchen

Measurements: 12'4" x 9'10" (3.75m x 2.99m)

Positioned towards the rear of the property, the spacious kitchen is fitted with a range of wall and base units with complementary work surfaces, breakfast bar and tiled areas.

The kitchen includes a sink and drainer with mixer tap, freestanding electric cooker, integrated dishwasher and plumbing for a washing machine, together with useful storage.

A large double-glazed window overlooks the rear garden, while a UPVC stable door provides access to the side of the property.

Conservatory

Measurements: 8'8" x 7'3" (2.66m x 2.21m)

Located towards the rear of the property, the conservatory provides an excellent additional reception space.

Featuring attractive laminate flooring, double-glazed windows overlooking the gardens and double doors opening directly onto the enclosed rear garden, this is a wonderful space to enjoy throughout the year.

First Floor Landing

The first-floor landing provides access to all four bedrooms and the family bathroom. There is also a useful storage cupboard, carpeted flooring and loft hatch.

Bedroom One

Measurements: 12'1" x 11'1" (3.69m x 3.39m)

Located towards the front of the property, bedroom one is a generous double bedroom with carpeted flooring, radiator and windows overlooking both the front and side aspects.

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Bedroom Two

Measurements: 12'8" x 10'0" (3.86m x 3.06m)

Situated towards the rear of the property, bedroom two is another well-proportioned double bedroom with carpeted flooring, radiator and double-glazed window overlooking the rear garden.

Bedroom Three

Measurements: 6'9" x 7'1" (2.67m x 2.16m)

Positioned towards the front of the property, bedroom three is a further double bedroom benefiting from carpeted flooring, radiator and double-glazed window, together with a useful storage cupboard.

Bedroom Four

Measurements: 8'9" x 7'1" (2.67m x 2.16m)

Located towards the rear of the property, bedroom four is a good-sized fourth bedroom with carpeted flooring, radiator and double-glazed window overlooking the rear garden.

Family Bathroom

Measurements: 6'4" x 5'5" (1.94m x 1.66m)

The modern family bathroom comprises a low-flush WC and wash hand basin set within a contemporary vanity unit, together with a bath featuring an overhead shower and glass shower screen.

The room benefits from part-tiled walls, laminate flooring, chrome heated towel rail and frosted double-glazed window to the side.

Outside

To the front, the property benefits from a lawned garden and private driveway extending to the side, providing parking for several vehicles.

The enclosed rear garden offers a good degree of privacy, with a lawn, fenced boundaries and established shrubs, creating an attractive and manageable outdoor space.

Detached Garage

Measurements: 25'5" x 8'8" (7.75m x 2.63m)

The detached garage provides excellent additional storage and parking facilities and benefits from power, lighting, an electric door, two double-glazed windows and an external door providing access to the garden.

Location

Sinclair Garth is situated within a popular and sought-after residential area of Wakefield, making this an excellent location for families and commuters alike.

The property is well placed for access to a range of local amenities, schools, shops and recreational facilities, whilst Wakefield city centre is easily accessible.

Excellent road links provide convenient access to the wider motorway network and surrounding towns and cities, making the location particularly appealing to commuters.

A spacious four-bedroom detached family home with excellent outside space, detached garage and NO CHAIN – an internal viewing is highly recommended.

EPC Rating: To be confirmed

Please contact us for further details of the full EPC

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Tenure: Freehold
Council Tax Band D
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.

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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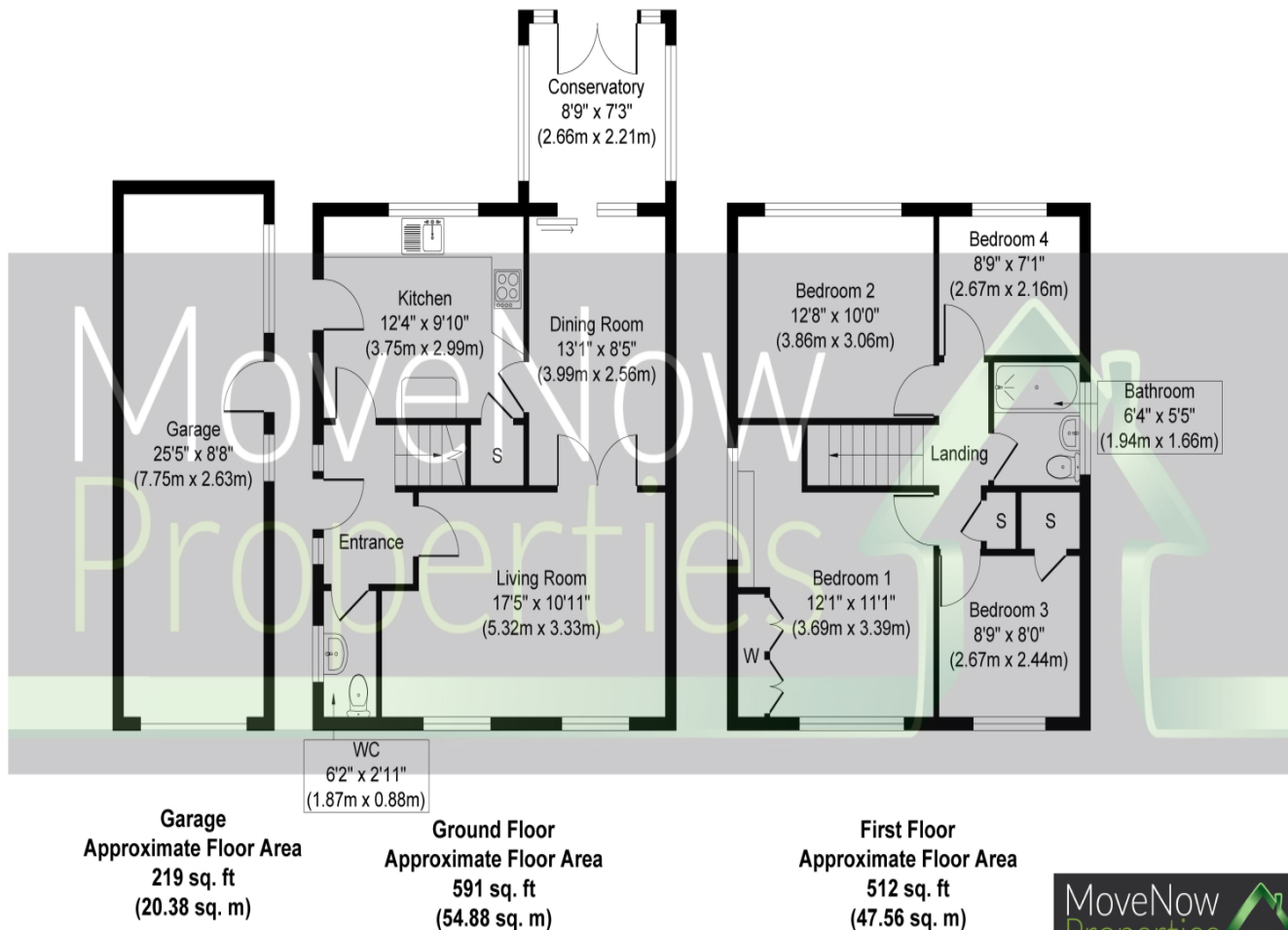




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements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