



£220,000

TENURE : FREEHOLD

Westways, Wrenthorpe, WF2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two bedroom end town house

Patio doors from diner leading to enclosed rear garden

Spacious living room

Large private driveway providing off-road parking

Modern kitchen / diner with integrated appliances

Front garden and enclosed rear garden

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

01924 249349

**MoveNow
Properties**

Website: <https://movenowproperties.com>

MoveNowProperties are delighted to present this beautifully maintained two-bedroom home, offering well-proportioned living accommodation ideal for first-time buyers, small families, or investors alike. The property features a spacious lounge, a modern kitchen diner with patio doors opening onto the rear garden, and two generously sized bedrooms. Externally, the home benefits from a private enclosed rear garden and a substantial driveway providing ample off-road parking. Situated within a popular residential area, the property enjoys excellent commuter links and easy access to a wide range of local amenities.

Entrance Hall

A welcoming entrance hall providing access to the lounge and staircase leading to the first floor.

Lounge

Measurements: 14'6" x 10'2" (4.42m x 3.10m)

A bright and spacious front-facing reception room featuring attractive wood-effect laminate flooring, creating a warm and inviting living space. A doorway leads through to the kitchen diner.

Kitchen Diner

Measurements: 13'5" x 8'9" (4.09m x 2.67m)

A stylish modern fitted kitchen comprising a range of wall and base units, integrated oven, fridge freezer and washing machine, with ample space for dining. Patio doors provide plenty of natural light and offer direct access to the rear garden, making it an ideal space for entertaining and everyday family living.

Pantry

A practical storage area located within the kitchen, perfect for additional food and household storage.

First Floor

Bedroom One

Measurements: 13'6" x 10'3" (4.11m x 3.12m)

A generously sized principal bedroom positioned to the front of the property, offering carpeted flooring and ample space for freestanding furniture.

Bedroom Two

Measurements: 11'2" x 6'9" (3.40m x 2.06m)

A well-proportioned second bedroom overlooking the rear garden, ideal for use as a child's bedroom, guest room, nursery, or home office.

Bathroom

A contemporary three-piece bathroom suite comprising a bath with shower over, wash basin and WC.

Outside

To the front of the property is a lawned garden alongside a generous driveway providing convenient off-road parking.

To the rear is a private enclosed garden, ideal for relaxing, entertaining, or family use.

MoveNowProperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

[01924 249349](tel:01924249349)



Website: <https://movenowproperties.com>

Local Area

Located within the sought-after Wrenthorpe area of Wakefield (WF2 0TE), the property is well placed for access to a range of local amenities including shops, supermarkets, schools, and leisure facilities. Well-regarded schools such as Wrenthorpe Academy and Outwood Grange Academy are nearby, making the area particularly appealing for families. The property also benefits from excellent transport links, with easy access to Wakefield city centre, Outwood railway station, and the M1 motorway network, ideal for commuters travelling to Leeds, Sheffield, and surrounding areas

EPC Rating: D

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band B

Property Type: Town House

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 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.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

01924 249349

Website: <https://movenowproperties.com>



Q: Why is the owner selling?

A: Looking to grow a family and in need of additional bedrooms and space.

Q: How long have they lived there?

A: 4 years

Q: Is the seller in a chain?

A: Unknown presume will be as looking to buy

Q: How quickly is the seller hoping to move?

A: ASAP based on property availability

Q: What is included in the sale, fixtures, fittings, appliances?

A: Integrated appliances. Fridge freezer, washing machine. Oven

Q: Has the property been renovated or extended?

A: Garden renovation, all decorated interior ready for moving in. New carpets and laminate flooring. New boiler 2024.

Q: Are there any known issues? E.g. damp, structural, subsidence

A: No.

Q: Does the property have a water meter, or is it on water rates?

A: Water meter.

Q: What type of boiler does it have, age and when was it last serviced?

A: Combi boiler - age 18 months - serviced Nov 25

Q: Is the property double glazed and well-insulated?

A: Yes

Q: Is there loft access?

A: Yes

Q: What direction does the garden face?

A: South West - sun all day

Q: Is the garden private or shared?

A: Private

Q: Are there any rights of way or easements?

A: No

Q: What is the parking situation?

A: Large drive up to 3 cars plus on street.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

01924 249349

Website: <https://movenowproperties.com>



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.

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

01924 249349

Website: <https://movenowproperties.com>



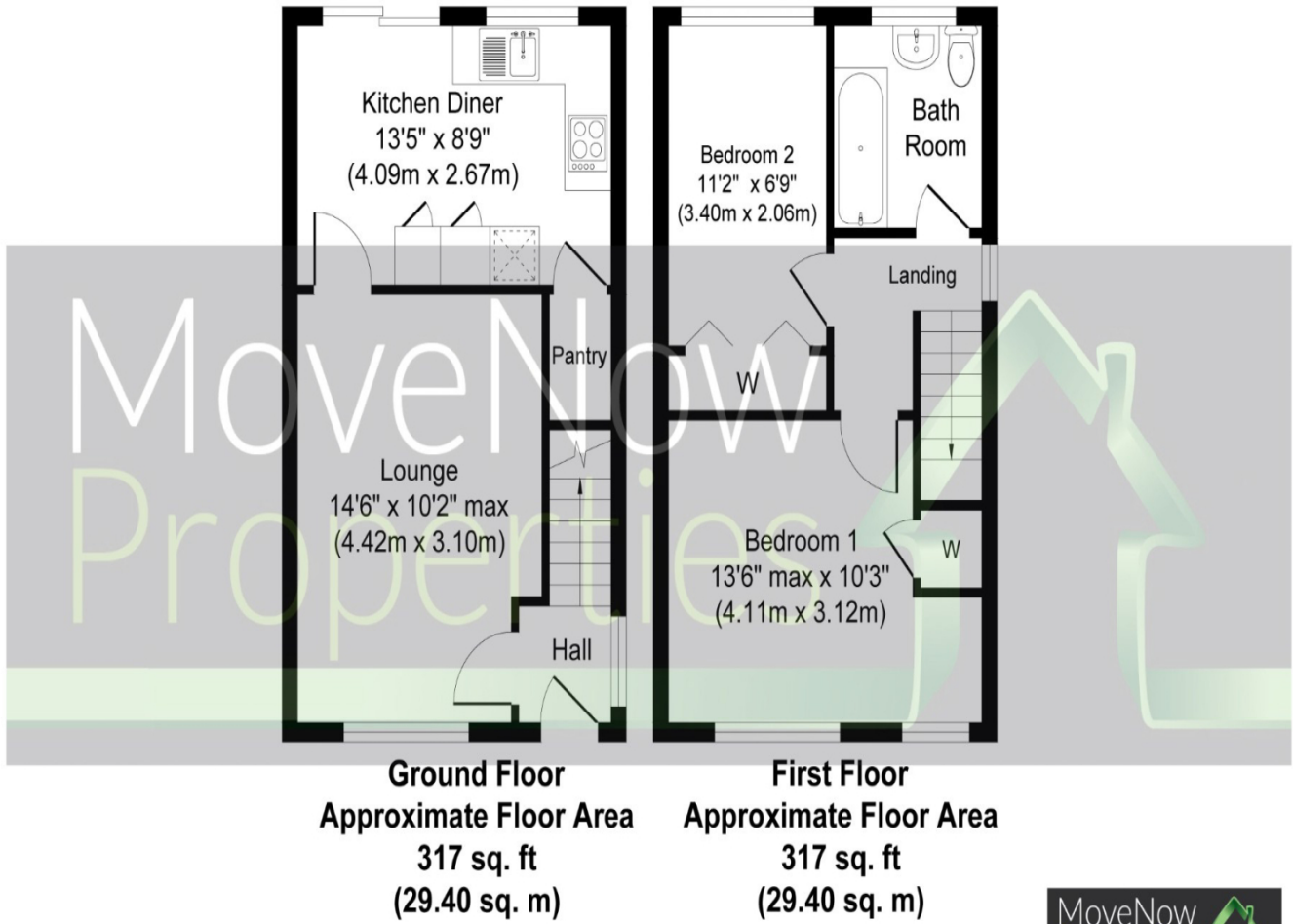


Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349







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.
 Copyright V360 Ltd 2026 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Westways, Wrenthorpe, WF2

