



£225,000

TENURE : FREEHOLD

Aysgarth Close, Wakefield, WF2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 2

Two bedroom detached bungalow with no onward chain

Interior refreshed and modernised with neutral décor throughout

Extensive

Private driveway providing off-road parking & garage

beautifully established rear garden – a must-see feature

Generous conservatory overlooking the rear garden

Movenowproperties.com LTD
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Website:

**MoveNow
Properties**

MoveNow Properties are pleased to present this well-maintained two bedroom bungalow, offered for sale with no upward chain and benefiting from a private driveway, garage, generous conservatory and an extensive, beautifully established rear garden.

The property has been refreshed and modernised by the current owner, with smooth skimmed walls and ceilings and neutral décor throughout, providing a well-presented home ready for a new owner to make their own.

The accommodation is well proportioned and includes two double bedrooms, a spacious living/dining room, fitted kitchen, bathroom and a generous conservatory overlooking the rear garden. A particularly useful feature of the layout is the additional hallway, providing separate front and rear access together with convenient connections to the kitchen and garage.

A particular highlight is the extensive and beautifully established rear garden, the full scale of which is difficult to capture in photographs and really needs to be viewed to be fully appreciated. With mature trees, shrubs and established planting, lawned areas, paved seating space and a greenhouse, the garden provides a wonderful sense of space and forms an attractive extension to the living accommodation.

Entrance Porch

A welcoming entrance porch is accessed via a UPVC external door and benefits from carpet flooring, with an internal door leading through to the entrance hallway.

Entrance Hallway

The main entrance hallway has carpet flooring, radiator and loft hatch, with doors providing access to the bedrooms, bathroom and living/dining room.

Living Room

Measurements: 15'6" x 13'8" (4.73m x 4.17m)

A spacious and bright living/dining room featuring carpet flooring, electric fire with surround and a large double-glazed window overlooking the front, allowing plenty of natural light into the room. There is a radiator, coving to the ceiling and ample space for both comfortable seating and a dining table. An opening provides access through to the kitchen.

Kitchen

Measurements: 10'7" x 7'5" (3.22m x 2.25m)

The fitted kitchen comprises a range of wall and base units with complementary work surfaces and tiled splashbacks. There is a 1.5 bowl sink and drainer with mixer tap, integrated oven, gas hob with cooker hood above and a useful storage cupboard housing the boiler.

A double-glazed window overlooks the rear, while plumbing is provided for a washing machine or dishwasher. A door leads through to the additional inner hallway and garage.

Bedroom One

Measurements: 12'2" x 9'6" (3.72m x 2.89m)

A spacious double bedroom with carpet flooring, radiator, double-glazed window overlooking the front, coving to the ceiling and a range of fitted wardrobes providing useful storage.

Bedroom Two

Measurements: 10'8" x 9'5" (3.26m x 2.87m)

A further double bedroom with carpet flooring, radiator and double-glazed window overlooking the rear. A door provides direct access into the conservatory.

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Bathroom

Measurements: 7'5" x 6'8" (2.25m x 2.02m)

A spacious bathroom comprising low-flush WC, pedestal wash basin and bath with overhead mains shower and glass shower screen. The room benefits from part-tiled walls, radiator and a frosted double-glazed window overlooking the rear.

Conservatory

Measurements: 10'10" x 10'10" (3.31m x 3.29m)

A generous additional living space offering a versatile area for relaxing, entertaining or enjoying views across the established rear garden. The conservatory benefits from a radiator, power, lighting and double-glazed windows with fitted blinds, while patio doors provide direct access to the rear garden.

The attractive outlook over the garden creates a particularly pleasant connection between the indoor and outdoor living spaces.

Additional Hallway

Separate from the main entrance hallway, the property benefits from a useful and versatile additional inner hallway with separate front and rear access.

The hallway provides convenient connections to both the kitchen and garage, offering a practical secondary entrance and easy access to the rear garden and garage without needing to pass through the main living areas.

Garage

A spacious garage accessed via a manual up-and-over door, with power, lighting and a double-glazed window overlooking the rear.

Outside

Front

To the front of the property is a private driveway providing off-road parking, together with a small grassed area and well-established shrubs. A pathway leads to the front entrance.

Rear Garden

A must-see feature of the property is the extensive and beautifully established rear garden, the full scale and extent of which is difficult to capture in photographs.

Predominantly laid to lawn and enclosed by fenced boundaries, the garden offers a wonderful sense of space, with an abundance of mature shrubs, trees and established planting thoughtfully chosen to provide colour and interest throughout the seasons. This includes camellia, magnolia, mahonia and rhubarb, together with established acer, apple, laburnum and pear trees.

Paved areas provide space for outdoor seating, while the conservatory opens directly onto the garden, creating an attractive connection between the indoor and outdoor living spaces.

The garden also benefits from a greenhouse, providing useful additional space for keen gardeners, whether for growing plants, flowers or produce, or simply relaxing and enjoying the garden.

The garden really needs to be viewed in person to fully appreciate its size, maturity and character.

EPC Rating: E

Please contact us for further details of the full EPC

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Tenure: Freehold
Council Tax Band C
Property Type: Detached bungalow
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.

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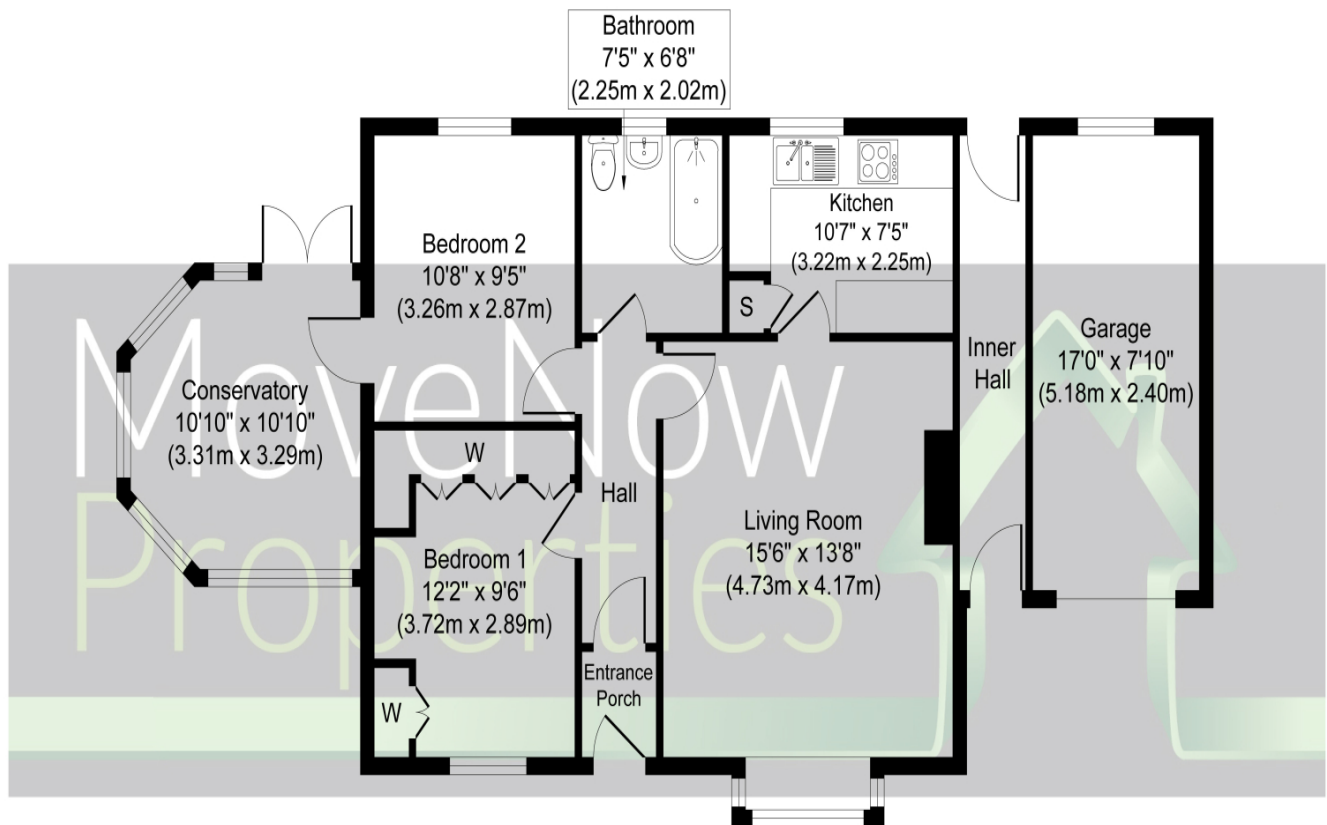
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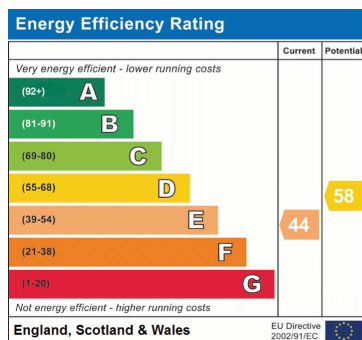


Approximate Floor Area
959 sq. ft
(89.09 sq. m)



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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