



£160,000

TENURE : FREEHOLD

Silver Street, Wakefield, WF1

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

**Accommodation arranged
over three floors**

Spacious living room

**Loft room with en suite
shower room**

**Kitchen diner with cellar
access**

Two double bedrooms

**Low-maintenance enclosed
rear garden**

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

01924 249349

Website: <https://movenowproperties.com>

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Properties**

Movenowproperties are proud to present this deceptively spacious two-bedroom mid-terraced property, offering versatile accommodation over three floors in the popular Newton Hill area of Wakefield. The property comprises a spacious living room, well-equipped kitchen diner with cellar and garden access, two generous double bedrooms, house bathroom and a spacious loft room with en suite shower room. Externally, there is on-street parking to the front and a private, enclosed rear garden, mainly laid to patio with planted borders, providing a low-maintenance space ideal for outdoor seating and entertaining.

Living Room

Measurements: 16'0" x 13'3" (4.90m x 4.05m)

The spacious living room features a decorative fireplace with tiled hearth, cast iron surround and mantle, UPVC double-glazed windows to the front and a central heating radiator. A frosted and stained-glass UPVC entrance door provides access to the property, with a door leading through to the kitchen diner.

Kitchen/Diner

Measurements: 13'3" x 12'9" (4.05m x 3.90m)

The kitchen diner provides a practical and sociable space, fitted with a range of wall and base units, laminate work surfaces, stainless steel sink and drainer, tiled splashback, integrated oven and four-ring hob with extractor above. There is space and plumbing for a washing machine and space for a fridge freezer, with the boiler also housed here.

The room benefits from spotlighting, central heating radiator, UPVC double-glazed rear window and a UPVC door providing access to the garden. Stairs provide access to both the cellar and first floor.

First Floor Landing

The first-floor landing provides access to the two double bedrooms and house bathroom, with stairs continuing to the loft room.

Bedroom One

Measurements: 16'0" x 10'7" (4.90m x 3.25m)

A generous double bedroom with UPVC double-glazed window overlooking the front, central heating radiator and useful access to understairs storage.

Bedroom Two

Measurements: 13'3" x 9'10" (4.05m x 3.00m)

A further comfortable double bedroom with UPVC double-glazed rear window and central heating radiator.

Bathroom

Measurements: 9'7" x 6'6" (2.93m x 2.00m)

The bathroom comprises a tiled bath with mains-fed shower and glass screen, low-flush WC and pedestal wash basin with tiled splashback. The room also benefits from partial tiling, spotlights, central heating radiator and a frosted UPVC double-glazed rear window.

Loft Room

Measurements: 18'0" x 16'2" (5.50m x 4.95m)

The spacious loft room provides an excellent additional reception or bedroom space and benefits from exposed ceiling beams, spotlights, central heating radiator, storage access and a skylight. A door leads through to the en suite shower room.

En Suite Shower Room/WC

Measurements: 7'6" x 5'7" (2.28m x 1.70m)

The en suite comprises a shower cubicle with mains-fed shower and glass screen, low-flush WC and pedestal wash basin with tiled splashback. Further features include exposed beams, lighting, extractor fan, central heating radiator and partial tiling.

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Outside

On-street parking is available to the front of the property.

To the rear is a private, enclosed and low-maintenance garden, mainly laid to paved patio with planted borders. The space is ideal for outdoor dining, seating and entertaining, with timber fencing providing full enclosure and making the garden suitable for both children and pets.

Location

The property is situated in the popular Newton Hill area of Wakefield, an established residential location offering convenient access to local shops, schools and everyday amenities.

Wakefield city centre is within easy reach, providing a wider range of shopping, leisure and dining facilities. The area is well served by local bus routes, while nearby Outwood and Wakefield railway stations provide links towards Leeds, Manchester and London. The M1 and M62 motorway networks are also readily accessible, making the property well positioned for commuters.

Tenure: Freehold

Council Tax Band A

Property Type: Terrace

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.

Please note the front external photo has been digitally edited to remove the temporary scaffolding of the neighbouring property.

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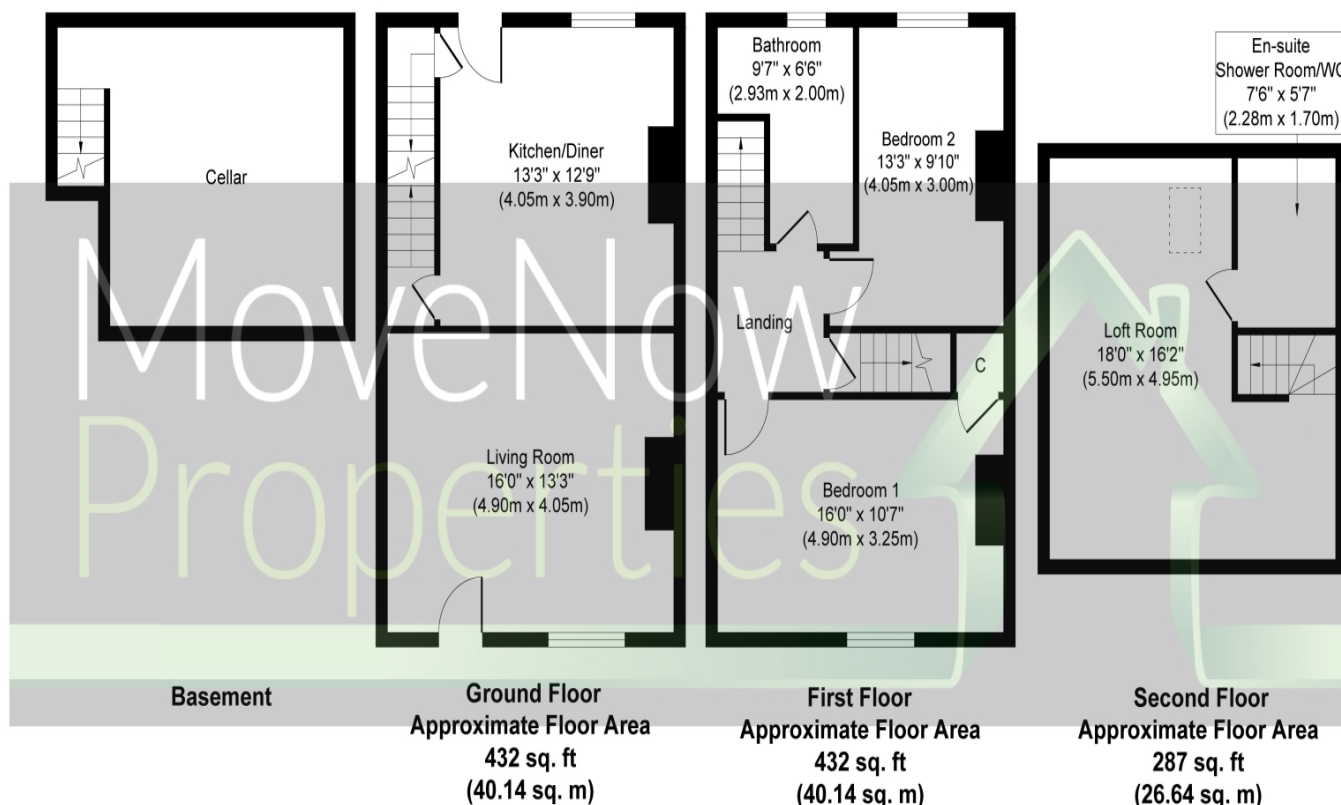
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements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