



£130,000

TENURE : FREEHOLD

Brick Street, Wakefield, WF2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two-bedroom end-terrace property

Enclosed rear garden with patio and lawn

Spacious living room with feature fireplace

Double-glazed windows throughout

Kitchen/diner with access to rear garden

On-street parking to the front

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

01924 249349

**MoveNow
Properties**

Website: <https://movenowproperties.com>

MoveNowProperties are pleased to offer this two-bedroom home featuring a spacious living room with feature fireplace, kitchen/diner with access to the rear garden, two well-proportioned bedrooms, and a family bathroom. The property benefits from double glazing, on-street parking, and an enclosed rear garden with patio and lawn. Requiring some modernisation, it offers excellent potential and would make an ideal first-time buy or investment opportunity.

Living Room

Measurements: 12'11" x 12'0" (3.94m x 3.6m)

Spacious living room featuring carpeted flooring, a radiator, and a double-glazed window overlooking the front of the property. A feature fireplace with surround provides an attractive focal point.

Kitchen / Dining Room

Measurements: 14'1" x 12'11" (4.29m x 3.94m)

Fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. Includes an electric hob, integrated oven and grill, sink with drainer, plumbing for a washing machine, and space for a fridge freezer. Wall lighting and a double-glazed window overlook the rear, with an external door providing access to the enclosed rear garden.

Stairs and Landing

Carpeted stairs and landing with handrail. Doors lead to the bedrooms and bathroom.

Bedroom One

Measurements: 12'11" x 12'0" (3.93m x 3.65m)

Double bedroom with carpeted flooring, radiator, and double-glazed window overlooking the front. Includes a useful built-in storage cupboard.

Bedroom Two

Measurements: 14'0" x 8'0" (4.26m x 2.45m)

Good-sized second bedroom with carpeted flooring, radiator, and double-glazed window overlooking the rear.

Bathroom

Measurements: 9'11" x 4'9" (3.03m x 1.45m)

Fitted with a low-level WC, pedestal wash basin, and bath with overhead shower. Part-tiled walls and a frosted double-glazed window provide natural light and privacy.

Outside

To the front, the property benefits from on-street parking.

To the rear is a well-proportioned enclosed garden with fenced boundaries, mainly laid to lawn with a patio area. There is a right of way for neighbouring properties for bin access.

Additional Information

The property would benefit from some modernisation and cosmetic updating.

Offers potential rental income of £850 - £950pcm

EPC Rating: D59

Please contact us for further details of the full EPC

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Tenure: Freehold
Council Tax Band A
Property Type: End 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

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: On Street Parking

Building safety N/A

Restrictions N/A

Rights and easements - Neighbouring properties have right of way through rear garden for bins and access.

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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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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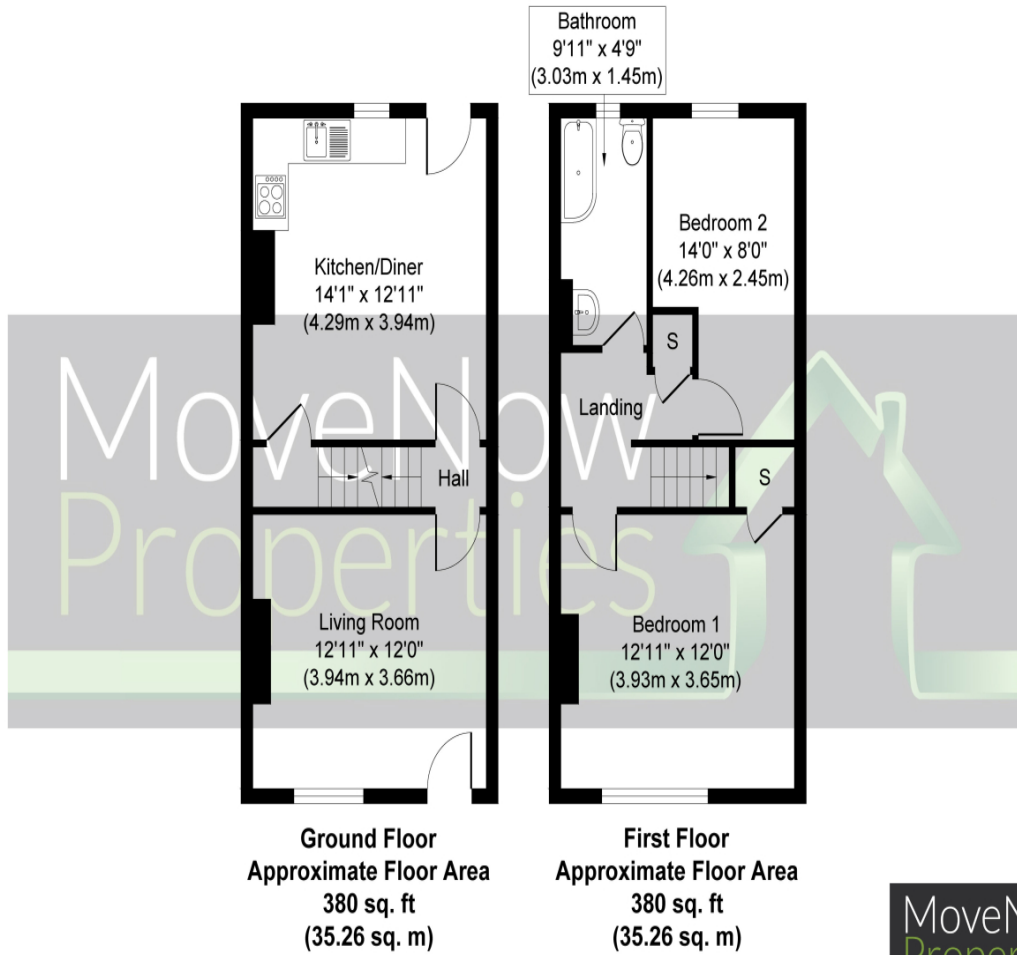
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 31, Brick Street, WF2 9LX

