



£395,000

TENURE : FREEHOLD

Ruby Street, Wakefield, WF1

Bedrooms : 4

Bathrooms : 3

Reception Rooms : 1

Four-bedroom detached family home

Spacious open-plan kitchen/dining room

Generous living room with media wall and integrated electric fire

Two en-suite shower rooms

Modern family bathroom

Useful utility room

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

01924 249349

MoveNow Properties

Website:

Movenow Properties are proud to present this attractive four-bedroom detached family home, offering spacious accommodation across three floors, a modern open-plan kitchen/dining room and a versatile detached garage. Ideally suited to families, the property benefits from four well-proportioned bedrooms, two en-suite shower rooms, a family bathroom and a separate utility room. Externally, the property boasts gardens to the front and rear, a private driveway providing off-road parking and a detached garage with additional potential for use as a home gym, workspace or hobby room. With the vendors relocating, there is also the option to purchase the property with the furniture, offering added convenience for prospective buyers.

Ground Floor

Entrance Hall

A welcoming entrance hall featuring tiled flooring, a radiator and a double-glazed window overlooking the side of the property. The hallway benefits from useful under-stairs storage and a further storage cupboard, with doors providing access to the living room, downstairs WC and kitchen/dining room.

Living Room

Measurements: 12'1" x 11'4" (3.69m x 3.45m)

A spacious and inviting living room featuring carpeted flooring, a radiator and a double-glazed window overlooking the front of the property. The room is enhanced by an attractive media wall with an integrated living-flame electric fire, creating a stylish focal point and a comfortable setting for relaxing or entertaining.

Kitchen/Dining Room

Measurements: 18'1" x 9'3" (5.50m x 2.83m)

The modern open-plan kitchen/dining room provides an excellent space for everyday family life and entertaining. The kitchen is fitted with a range of wall and base units, complementary work surfaces, tiled splash backs and a stainless-steel sink with drainer and mixer tap. Additional features include a gas hob, integrated oven and dishwasher, together with space for a freestanding fridge freezer.

A double-glazed window overlooks the rear garden, while the dining area benefits from attractive wall paneling, a radiator and patio doors opening directly onto the enclosed rear garden, allowing plenty of natural light into the space.

Utility Room

Measurements: 7'8" x 5'4" (2.33m x 1.6m)

Conveniently located off the kitchen, the separate utility room features tiled flooring, base units, plumbing for a washing machine, space for a tumble dryer and recessed spotlights. An external door provides access to the side of the property, making this a practical addition to the home.

Downstairs WC

The property benefits from a separate downstairs WC, conveniently accessed from the entrance hall.

First Floor

Landing

The first-floor landing features carpeted flooring, a double-glazed window overlooking the side of the property and a useful storage cupboard. Doors lead to bedrooms two, three and four, along with the family bathroom, while stairs rise to the second floor.

Bedroom Two

Measurements: 12'11" x 10'8" (3.94m x 3.24m)

A well-proportioned double bedroom featuring carpeted flooring, a radiator and a double-glazed window overlooking the front of the property. Attractive wall paneling adds a stylish decorative touch. The bedroom also benefits from its own en-suite facilities.

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En-Suite Two

Measurements: 6'0" x 5'10" (1.82m x 1.79m)

The en-suite comprises a low-flush WC, pedestal wash basin, radiator and an enclosed shower cubicle fitted with an electric shower. A frosted double-glazed window overlooking the front provides natural light while maintaining privacy.

Bedroom Three

Measurements: 9'6" x 9'5" (2.90m x 2.87m)

A comfortable double bedroom featuring carpeted flooring, a radiator and a double-glazed window overlooking the rear of the property. Attractive wall paneling provides a contemporary finish.

Bedroom Four

Measurements: 9'5" x 8'3" (2.87m x 2.51m)

The fourth double bedroom is currently utilised as a dressing room, demonstrating the flexibility of the accommodation. The room features carpeted flooring, a radiator and a double-glazed window overlooking the rear of the property, making it equally suitable as a bedroom, home office or additional living space.

Family Bathroom

Measurements: 6'10" x 5'7" (2.09m x 1.71m)

The modern family bathroom is fitted with a bath and mixer tap, pedestal wash basin and low-flush WC. Further features include part-tiled walls, vinyl flooring, a radiator and a frosted double-glazed window overlooking the side of the property.

Second Floor

Landing

The second-floor landing features carpeted flooring, a handrail and a double-glazed window overlooking the side of the property. Access is provided to the principal bedroom.

Bedroom One

Measurements: 15'9" x 11'3" (4.79m x 3.44m)

Occupying the top floor, the principal bedroom offers a private and well-presented retreat. The room features carpeted flooring, a radiator, attractive wall paneling and wall lights. A Velux-style roof window and a further double-glazed window overlooking the rear provide natural light.

Additional benefits include a useful storage cupboard, a loft hatch leading to an insulated loft space and access to a private en-suite shower room.

En-Suite One

Measurements: 6'6" x 4'11" (1.98m x 1.51m)

The modern en-suite comprises a low-flush WC, pedestal wash basin with tiled splash back and an enclosed shower cubicle fitted with a mains shower. Further features include a radiator, recessed spotlights and a Velux-style roof window overlooking the rear.

Outside

Front Garden and Driveway

To the front of the property is an attractive, generously sized garden, with a pathway leading to the front entrance. To the side, a private driveway provides convenient off-road parking.

Rear Garden

The spacious, enclosed rear garden offers a combination of lawn and patio areas, creating an ideal outdoor space for relaxing, entertaining and family activities. The garden is enclosed by fenced boundaries and benefits from a gate providing access to the side of the property.

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Detached Garage

Measurements: 17'5" x 8'11" (5.31m x 2.72m)

The detached garage features a manual up-and-over door, power and lighting. Patio doors have been added to provide access to the enclosed rear garden, creating a versatile additional space with potential for use as a home gym, workshop, hobby room or workspace, subject to the buyer's intended use and any necessary permissions.

Location

Situated in Wakefield, the property is conveniently positioned for access to a range of local amenities, including shops, supermarkets, schools and leisure facilities. Wakefield city centre offers a wider selection of retail outlets, restaurants, cafés and everyday services.

The area also benefits from road and public transport links, providing access to surrounding towns and cities, making it a practical choice for commuters and families alike.

With its spacious accommodation, versatile layout, outdoor space and detached garage, this property presents an excellent opportunity for buyers seeking a well-appointed family home in Wakefield.

EPC Rating: B

Please contact us for further details of the full EPC

Tenure: Freehold

Annual service charge approx. £102 per annum

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.

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Free valuations

Considering selling or letting your property?

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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.

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.

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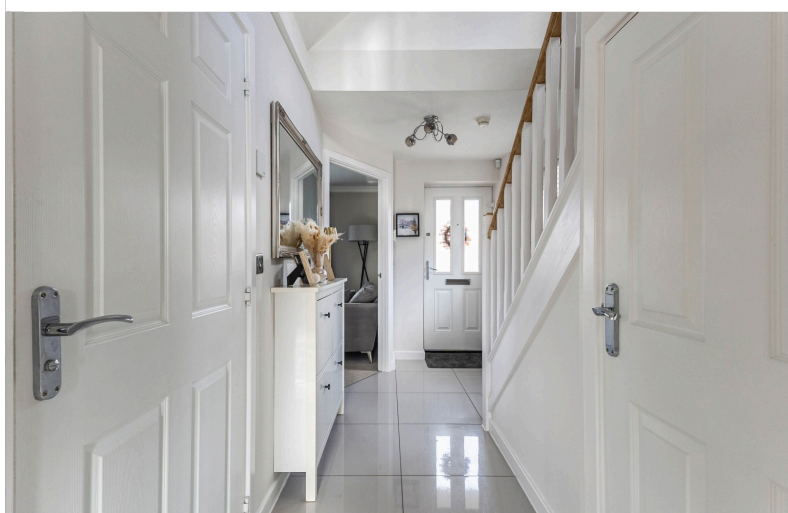
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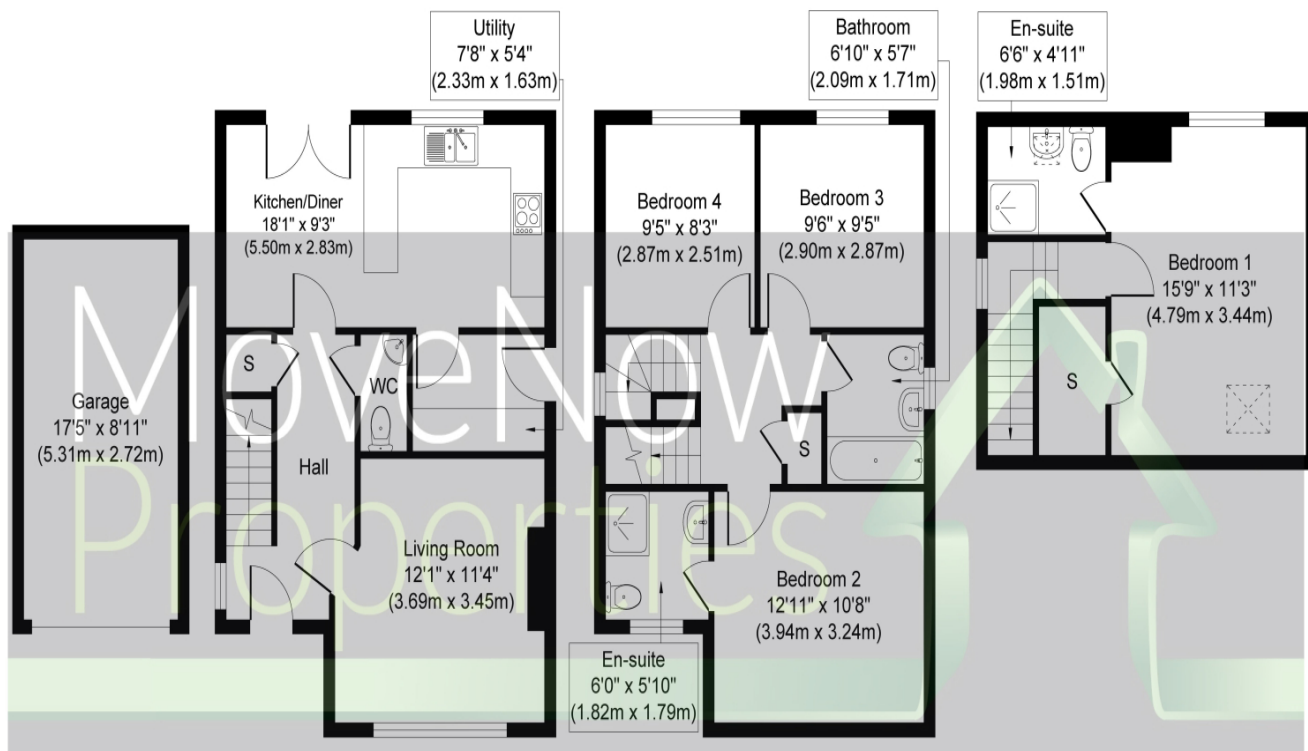




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Garage
Approximate Floor Area
155 sq. ft
(14.44 sq. m)

Ground Floor
Approximate Floor Area
475 sq. ft
(44.16 sq. m)

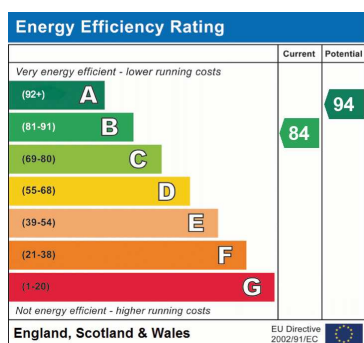
First Floor
Approximate Floor Area
475 sq. ft
(44.16 sq. m)

Second Floor
Approximate Floor Area
278 sq. ft
(25.79 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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Address: 60 Ruby Street, WF1

Website: