



**£240,000**

**TENURE : FREEHOLD**

**Wakefield Road, Normanton, WF6**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 1**

**Brand-new build with high-quality modern finishes**

**Open-plan kitchen**

**Three spacious bedrooms**

**Good transport links**

**including a principal bedroom with en-suite**

**Living space with patio doors to the 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 offer this exceptional new-build home, beautifully finished and designed for modern living. Perfect for professionals or growing families, this property combines style, comfort, and sustainability. Featuring three spacious bedrooms, two bathrooms, a bright open-plan living space, and solar panels to lower energy costs, this home delivers both elegance and practicality. Superbly located in Normanton, close to schools, shops, the railway station, and with excellent motorway access, this home offers the best of convenience and comfort.

#### **Entrance Hall**

Welcoming entrance with coir matted flooring, radiator, and composite front door. Provides access to the open-plan living area and downstairs WC.

#### **Downstairs WC**

Fitted with a low flush WC, wash basin with vanity unit, and chrome heated towel rail—a convenient feature for guests and family use.

#### **Kitchen / Dining Area**

**Measurements: 14' 1" max x 12' 1" max ( 4.29m max x 3.68m max )**

A stylish and modern kitchen fitted with new wall and base units, complementary work surfaces, and tiled splashbacks. Features include an integrated fridge-freezer, dishwasher, washing machine, and electric oven with gas hob and cooker hood above. A sink and drainer beneath the front-facing window brings in natural light, complemented by recessed spotlights, breakfast area, and radiator.

#### **Living Room**

**Measurements: 20' 11" max x 18' max ( 6.38m max x 5.49m max )**

Spacious and bright living area with carpet flooring, two radiators, and double-glazed windows overlooking the rear garden. Patio doors open onto the fully enclosed garden, creating an inviting indoor-outdoor flow.

#### **Stairs & Landing**

Carpeted staircase with handrail leading to the first-floor landing. Provides access to all bedrooms and the family bathroom.

#### **Bedroom One**

**Measurements: 15' 8" max x 9' 2" max ( 4.78m max x 2.79m max )**

Generous double bedroom with carpet flooring, radiator, and double-glazed window to the front. Includes loft hatch with pull-down ladders and access to the en-suite.

#### **En-Suite**

Modern shower room featuring a walk-in shower with tiled walls and flooring, WC, vanity wash basin, chrome towel heater, and recessed spotlights.

#### **Bedroom Two**

**Measurements: 10' 5" max x 8' 10" max ( 3.17m max x 2.69m max )**

Spacious double bedroom with carpet flooring, radiator, and double-glazed window overlooking the rear garden.

#### **Bedroom Three**

**Measurements: 11' 5" max x 6' 6" max ( 3.48m max x 1.98m max )**

A well-proportioned third bedroom, ideal for a child's room or home office, featuring carpet flooring, radiator, and rear-facing double-glazed window.

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## Family Bathroom

A beautifully designed four-piece suite including a walk-in shower with mains shower, bath, low flush WC, and wash basin with vanity unit. Finished with tiled walls and flooring, chrome heated towel rail, recessed spotlights, and a frosted double-glazed window to the side.

## Outside

To the front, the property features a block-paved driveway with comfortable parking for two vehicles and a turning circle.

To the rear, a fully enclosed garden offers a paved patio terrace, steps leading to a formal lawned area, and raised beds, perfect for families and entertaining.

EPC Rating: B90

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band C

Property Type: Semi 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

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, private drive

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 permission ref: 19/02660

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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## 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:

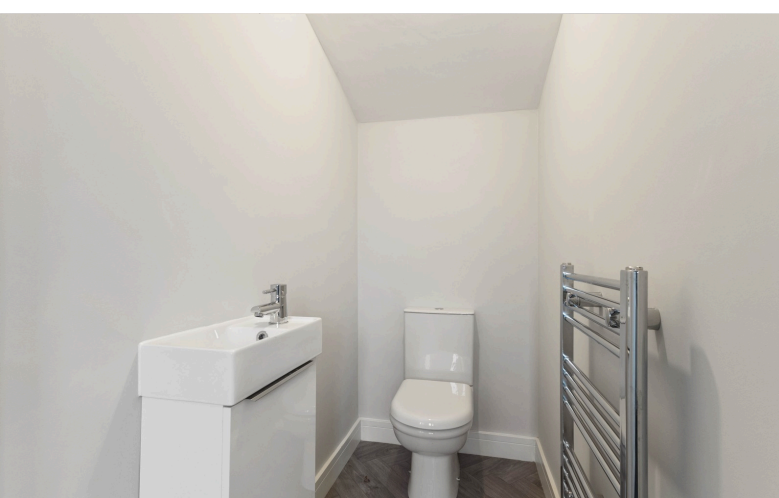
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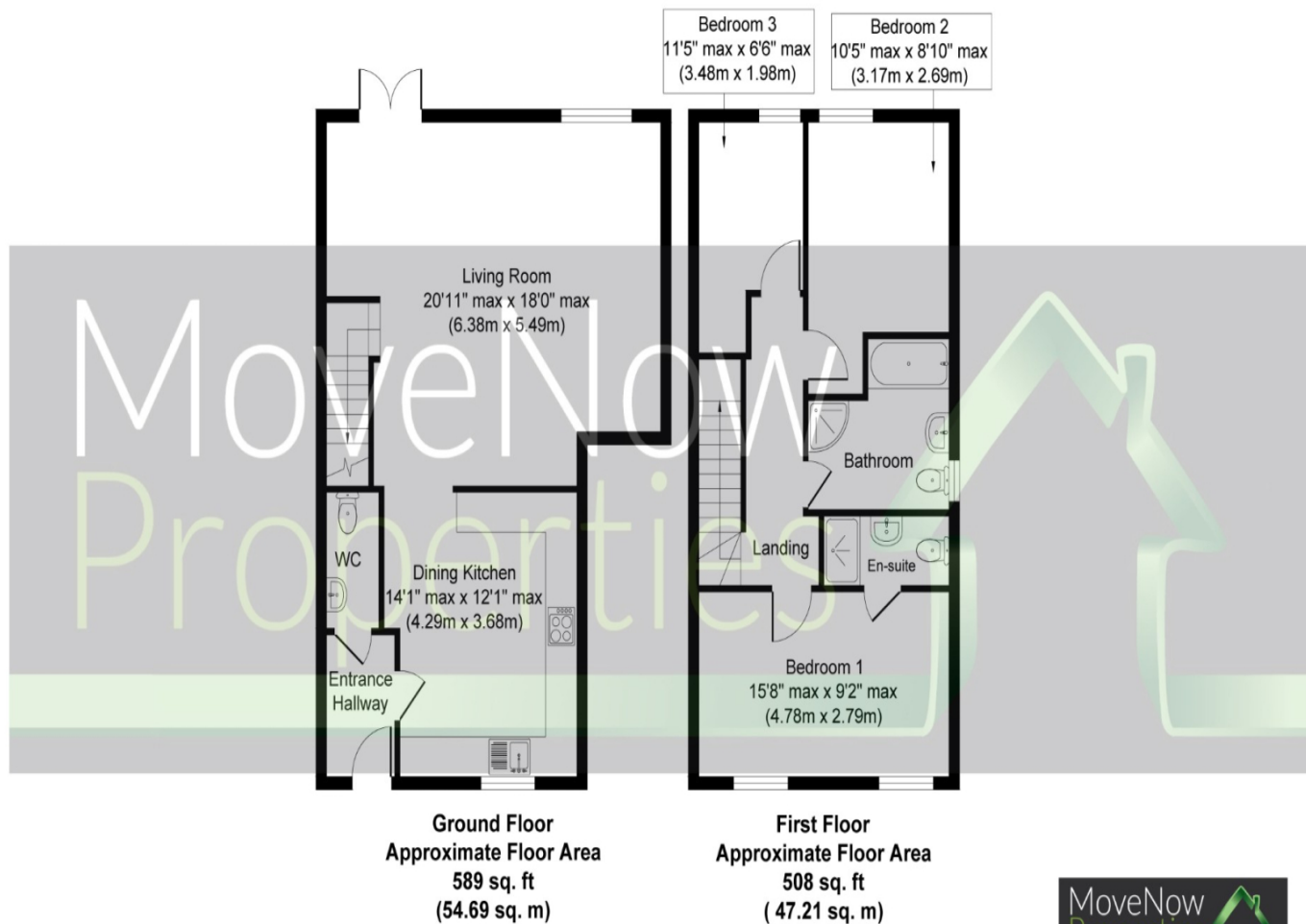






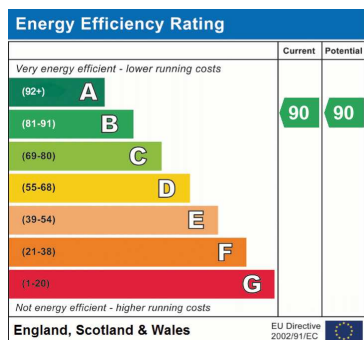






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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