



**£192,000**

**TENURE : FREEHOLD**

**Carnforth Avenue, WF1**

**Bedrooms : 2**

**Bathrooms : 2**

**Reception Rooms : 1**

**Modern three-storey townhouse**

**Open plan living / kitchen area**

**Two spacious double bedrooms**

**Ideal first-time buyer or investment opportunity**

**Two bathrooms including ensuite**

**Allocated off-road parking space**

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

**01924 249349**

**MoveNow  
Properties**

**Website: <https://movenowproperties.com>**

MoveNowProperties are proud to present this modern two-bedroom, three-storey townhouse, situated within a sought-after development close to Wakefield city center. Offering spacious and contemporary accommodation across three floors, the property benefits from two double bedrooms, two bathrooms and allocated off-road parking. The property is ideally suited to first-time buyers, professionals or investors, with its excellent location within walking distance of Wakefield Westgate railway station, providing direct rail links to Leeds and London.

## Ground Floor

### Entrance Hall

A welcoming entrance hall accessed via a modern composite entrance door. The hallway features a central heating radiator and a useful built-in storage cupboard, with access to the ground floor bedroom and shower room.

### Bedroom Two

**Measurements: 15'3" x 8'9" (4.65m x 2.67m)**

A bright and spacious double bedroom with UPVC double-glazed window to the front elevation and central heating radiator.

### Shower Room / WC

**Measurements: 7'7" x 5'9" (2.31m x 1.74m)**

A modern shower room comprising a fully tiled corner shower cubicle, low flush WC and wash basin. Additional features include an extractor fan and central heating radiator. There is also a useful under-stairs storage cupboard housing the washing machine.

## First Floor

### Open Plan Living / Kitchen Area

**Measurements: 15'3" x 11'5" (4.65m x 3.49m)**

A stylish and contemporary open-plan living space with wood-effect laminate flooring and UPVC double glazed window to the front elevation, allowing plenty of natural light.

The kitchen is fitted with a range of modern wall and base units with complementary work surfaces.

Integrated appliances include a fridge freezer and oven with induction hob and extractor fan above. There is also a stainless-steel sink with mixer tap and drainer.

Stairs lead to the second-floor accommodation.

## Second Floor

### Landing

Landing area with UPVC double glazed window and central heating radiator.

### Bedroom One

**Measurements: 15'4" x 15'3" (4.67m x 4.66m)**

A spacious main bedroom featuring two UPVC double glazed windows to the front elevation, central heating radiator and loft access providing additional storage. The room also benefits from access to a private en-suite bathroom.

### En-Suite Bathroom

**Measurements: 6'6" x 5'7" (1.98m x 1.69m)**

Modern three-piece suite comprising a bath with wall-mounted shower, low flush WC and wash basin with splash back tiling. Additional features include partial wall tiling, extractor fan and central heating radiator.

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## External

To the rear of the property there is an allocated parking space, providing convenient off-road parking. To the front of the property there is a small, flagged area which can be used for plant pots or decorative features.

## Location

The property is ideally located close to Wakefield city center, offering a wide range of shops, restaurants, cafés and leisure facilities.

It is within walking distance of Wakefield Westgate railway station, which provides excellent rail links to Leeds, Sheffield and London, making it an ideal location for commuters. The property also benefits from convenient road links to the M1 motorway, connecting the area to surrounding towns and cities.

EPC Rating: B

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band B

Property Type: Town House

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, allocated parking space.

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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## 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:

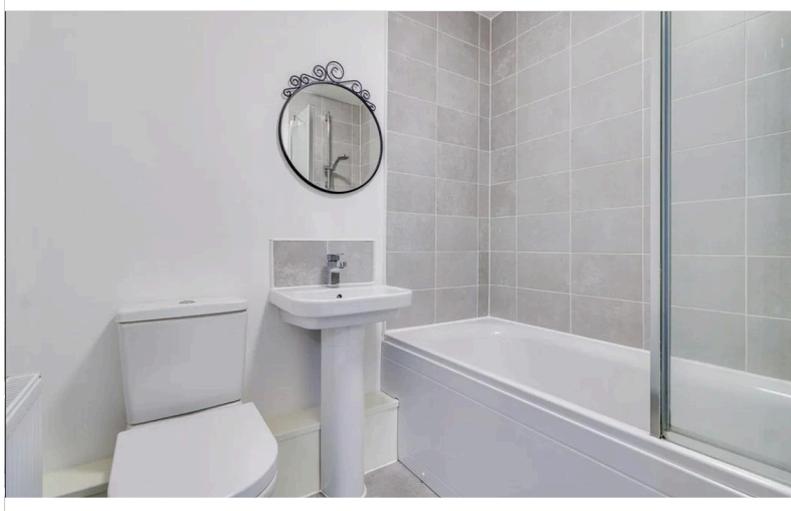
The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed 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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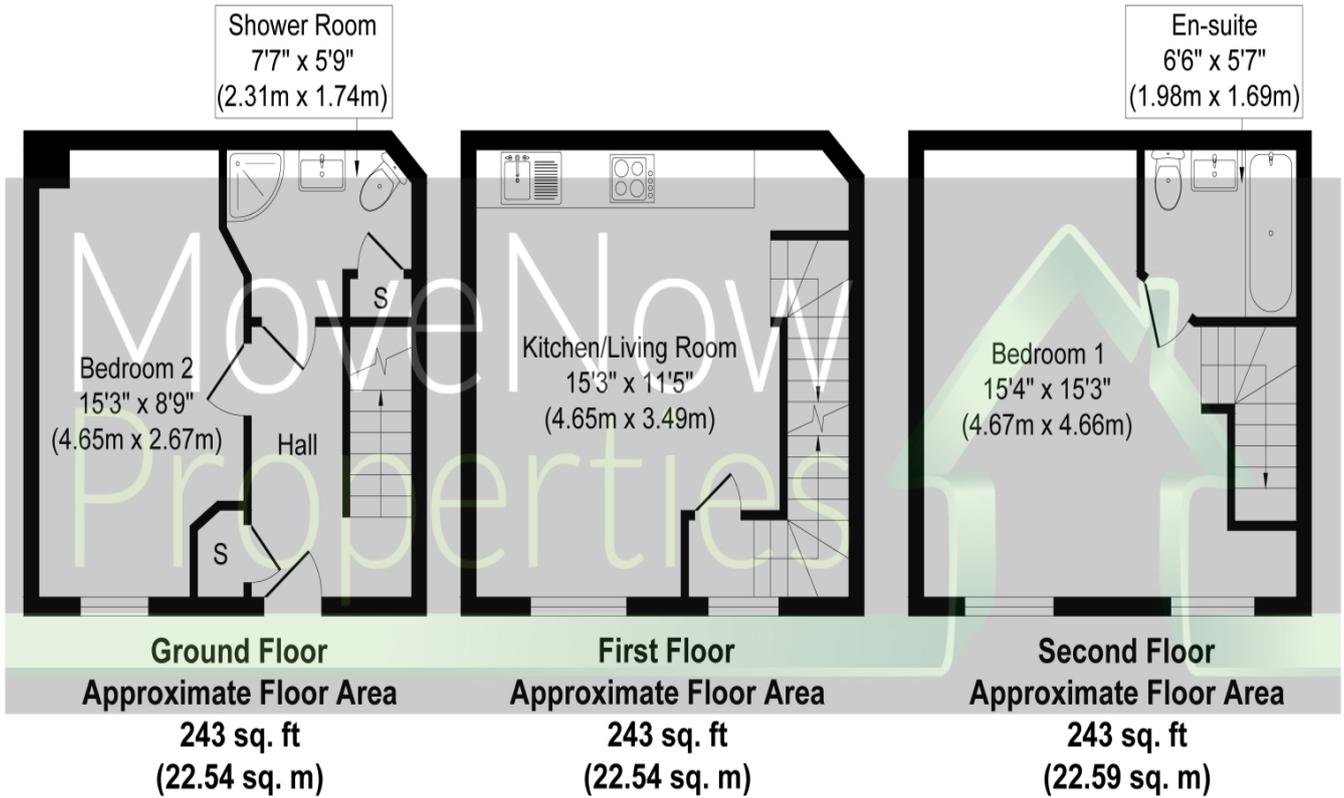
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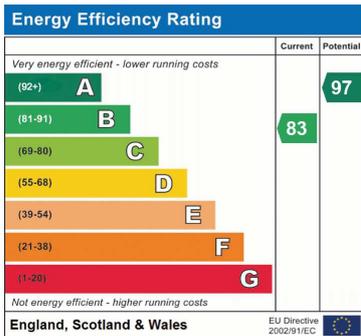






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction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