£135,000

TENURE : FREEHOLD

Clement Street, Wakefield, WF2

Bedrooms : 2 **Bathrooms : 1** **Reception Rooms : 2**

Two Double Bedroom Terrace

Ready To Move Into

Larger Than Average Accommodation

Converted Basement Room

Superb Starter Home

Attractive to buy to let investors

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

01924 249349

Website: **https://movenowpropertiescom.com**

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Movenowproperties would like to proudly present this well maintained and deceptively spacious two double bedroom terrace home. Offering larger than average accommodation thanks to the converted basement and additional space over the alleyway, this property is finished in modern neutral décor throughout and benefits from upvc double glazing and gas central heating — making it an ideal purchase for first-time buyers or investors.

Lower Ground Floor

Basement Room
Measurements: 15'0" x 11'7" (4.56m x 3.53m)
A fantastic addition to the home, this converted basement provides a versatile and generously sized space. Currently offering excellent additional living accommodation, it could easily be used as a home office, gym, playroom, cinema room or hobby space. A rare and valuable feature that enhances the overall footprint of the property.

Ground Floor

Living Room
Measurements: 14'11" x 12'0" (4.55m x 3.67m)
A spacious and well-presented living room with double glazed window overlooking the front offer this welcoming living space offers ample space for both seating and additional furnishings, perfect for relaxing or entertaining guests.

Kitchen
Measurements: 12'0" x 11'6" (3.65m x 3.51m)
Fitted with a range of white gloss wall and base units with laminate work surfaces. There is plumbing in place for a dishwasher along with space for further appliances. The layout provides good preparation space and storage, making it ideal for everyday living.

First Floor

Bedroom One
Measurements: 15'1" x 12'0" (4.60m x 3.65m)
A generous double bedroom, beautifully presented and filled with natural light. The room offers ample space for wardrobes and additional bedroom furniture, creating a comfortable and relaxing retreat.

Bedroom Two
Measurements: 14'8" x 8'10" (4.48m x 2.70m)
Another well-proportioned double bedroom, larger than typically found in similar properties. Bright and neutrally decorated, this room is perfect for a second bedroom, guest room or home office.

Bathroom
The spacious bathroom is fitted with a modern white suite comprising a bath, separate shower enclosure, WC and wash basin. A useful storage recess adds practicality, while the clean finish gives the space a fresh and contemporary feel.

Outside
To the front of the property there is on-street parking. To the rear, a low-maintenance enclosed garden with a recently fenced boundaries provides a private outdoor space ideal for relaxing.
Also benefitting from outhouse currently occupying washing machine and dryer.

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Ideally located within walking distance of Wakefield City Centre, local supermarkets and offering excellent access to the M1 motorway, this property is perfectly positioned for commuters and city living alike.

Tenure: Freehold
Council Tax Band A
Property Type: Mid 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
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.

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.

Vendor Q&A's
All of the answers provided below have been supplied directly by the seller of the property and are believed to be accurate. The estate agent accepts no responsibility for the accuracy of these responses. They are provided solely for the information of prospective buyers, who are advised to consult their solicitor to verify any details or queries

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Why is the owner selling?
A: upsizing
Q: How long have they lived there?
A: 10 years
Q: Is the seller in a chain?
A: Yes
Q: How quickly is the seller hoping to move?
A: ASAP
Q: What is included in the sale, fixtures, fittings, appliances?
A: Some items are Negotiable
Q: Has the property been renovated or extended?
A: No
Q: Are there any known issues? E.g. damp, structural, subsidence
A: No
Q: Does the property have a water meter, or is it on water rates?
A: Water meter
Q: What type of boiler does it have, age and when was it last serviced?
A: combo boiler installed in 2020, last serviced in 2024
Q: Is the property double glazed and well-insulated?
A: Yes
Q: Is there loft access?
A: Yes
Q: What is the tenure, freehold, leasehold, or share of freehold?
A: freehold
Q: Are there any restrictive covenants or shared access?
A: No
Q: What direction does the garden face?
A: east facing
Q: Is the garden private or shared?
A: Private
Q: Are there any rights of way or easements?
A: No
Q: What is the parking situation, Driveway, garage, on street, permit?
A: Street parking, no permit required

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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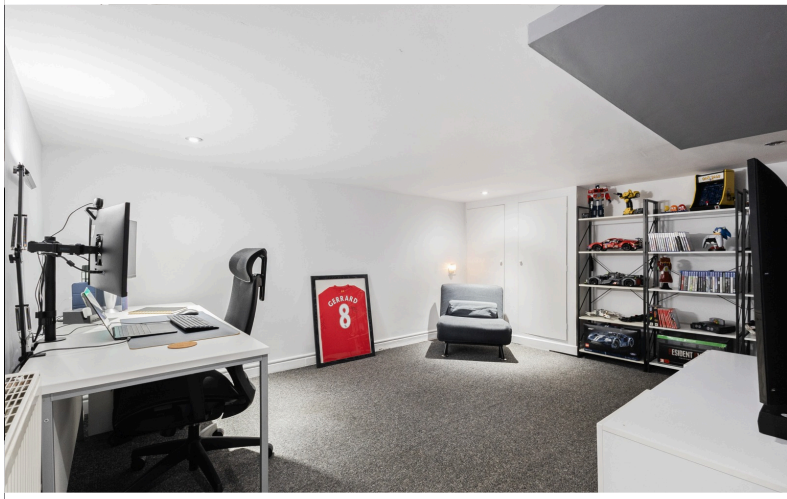
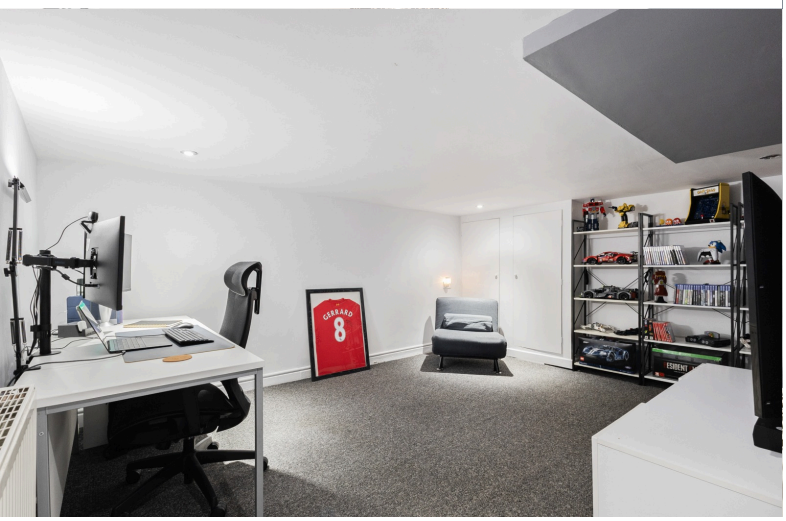

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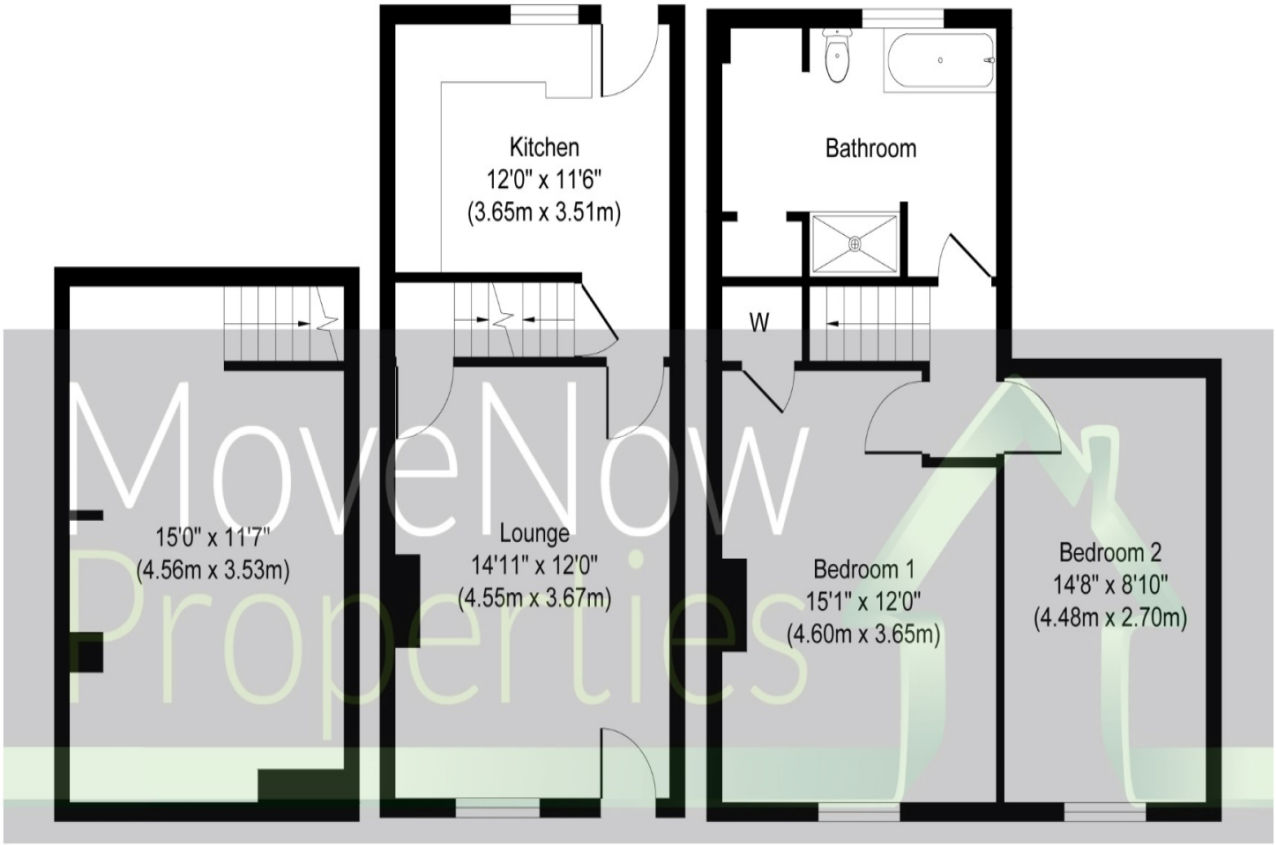

Basement
Approximate Floor Area
214 sq. ft
(19.88 sq. m)

Ground Floor
Approximate Floor Area
321 sq. ft
(29.82 sq. m)

First Floor
Approximate Floor Area
455 sq. ft
(42.27 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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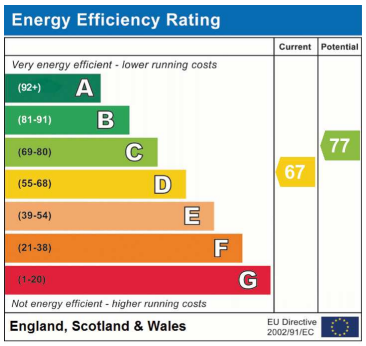

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