



£170,000

TENURE : FREEHOLD

Wheatley Avenue, Normanton, WF6

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Three spacious double bedrooms

Contemporary ground-floor shower room

Bright open-plan lounge and dining area

Ample under-stair and pantry storage

Modern fitted kitchen with flexible layout

Long garage ideal for parking or storage

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

01924 249349

Website: <https://movenowproperties.com>



**MoveNow
Properties**

MoveNowProperties would like to proudly present this beautifully presented three-bedroom terraced home, offering spacious, stylish and truly move-in-ready accommodation. Perfect for first-time buyers and families alike, the property blends modern living with practical space both inside and out, all set within a highly convenient residential location close to local schools and transport links.

Entrance Hallway

A welcoming entrance hallway provides access to the main living accommodation and sets the tone for the rest of the home, offering a bright and well-kept first impression along with useful under-stair storage.

Living room

Measurements: 13'5" x 13'1" (4.08m x 4.00m)

The front-facing living room is a bright and comfortable living space featuring a bay window allowing plenty of natural light to flow through. The room offers ample space for furnishings and seamlessly opens into the dining area, creating a sociable living environment.

Dining Room

Measurements: 16'4" x 8'8" (4.99m x 2.64m)

Open plan to the lounge, the dining area comfortably accommodates a family dining table and is ideal for both everyday living and entertaining guests, while maintaining a spacious and airy feel.

Kitchen

Measurements: 16'4" x 7'7" (4.99m x 2.30m)

The well-proportioned modern fitted kitchen offers a flexible layout, allowing it to remain open or separated if preferred. With generous worktop space and practical storage including a pantry, plumbing for washing, free standing oven grill and 4 ring gas hob, 1.5 sink and drainer with mixer tap. The kitchen is designed for convenience and functionality, with double glazed window overlooking the rear and external door opening to rear garden.

Ground Floor Shower Room

Measurements: 8'2" x 5'4" (2.48m x 1.63m)

Located to the rear, the contemporary shower room is stylishly finished and fitted with modern fixtures, providing a practical and attractive addition to the ground floor.

Bedroom One (Master)

Measurements: 16'5" x 11'4" (5.01m x 3.45m)

A generous master double bedroom offering plenty of space for wardrobes and additional furniture, creating a comfortable and relaxing retreat.

Bedroom Two

Measurements: 15'9" x 10'3" (4.81m x 3.13m)

Another spacious double bedroom, ideal for family members or guests, with ample room for bedroom furnishings.

Bedroom Three

Measurements: 10'8" x 9'8" (3.26m x 2.95m)

A well-sized third double bedroom, perfect as a child's room, guest room, or home office.

External

To the front of the property is a generous double driveway providing convenient off-road parking.

The rear garden is designed for low maintenance and enjoyment, featuring artificial lawn and a decked seating area – perfect for relaxing or entertaining.

Garage

Measurements: 22'6" x 8'8" (6.86m x 2.65m)

To the rear sits a long detached garage, ideal for parking, storage or workshop use.

This immaculately presented home offers spacious accommodation, excellent outdoor space and a convenient location, making it ready for its next owners to move straight in and enjoy.

EPC Rating: C

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: Terraced

Construction type: Brick built

Heating Type: Gas central heating

Water Supply: Mains water supply

Sewage Mains drainage

Gas Type: Mains Gas

- Electricity Supply: Mains Electric

Electricity Supply: Mains Electric

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 Street, private drive

Building safety: N/A

- Restrictions: N/A

- Rights and easements: N/A

- Flooding: LOW

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.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

[01924 249349](tel:01924249349)



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.

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.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

01924 249349





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

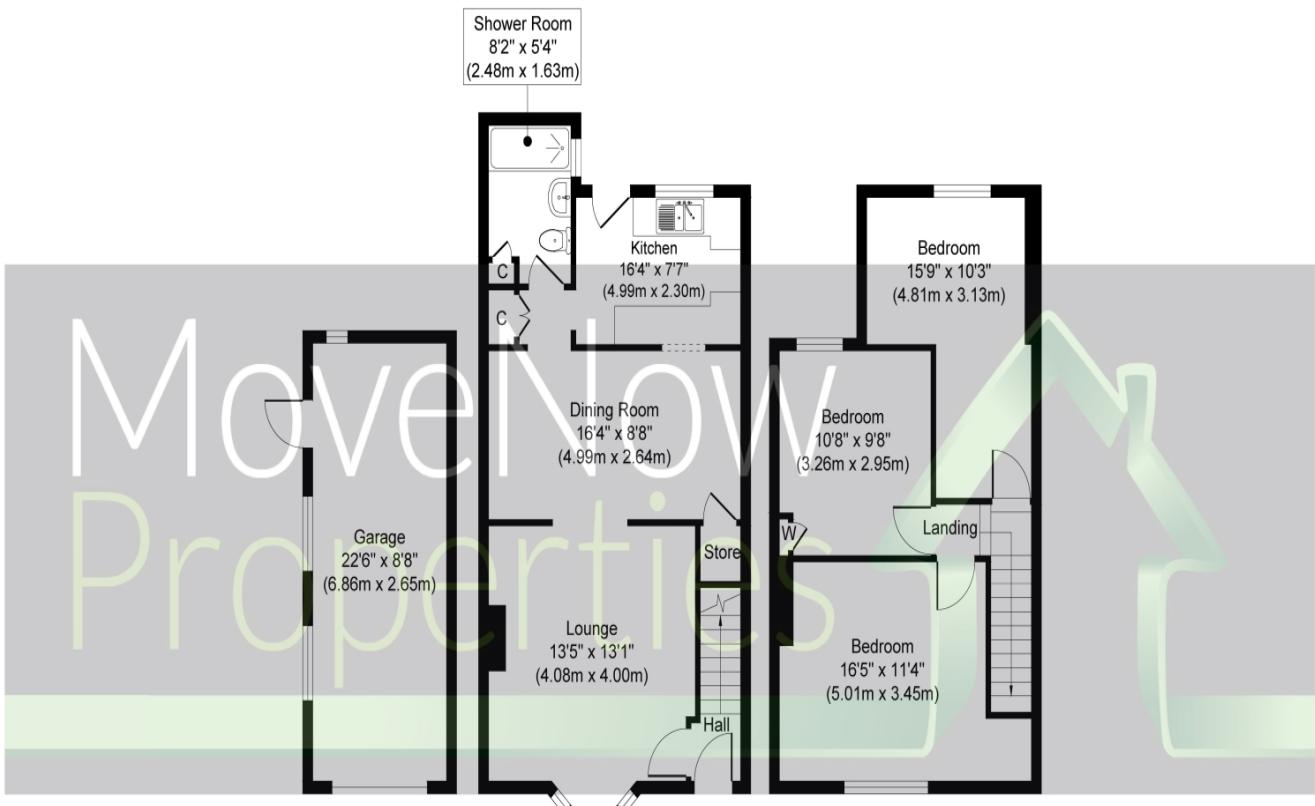
01924 249349

 **MoveNow**
Properties

Website: <https://movenowpropertiescom.com>



Website: <https://movenowpropertiescom.com>



Garage
Approximate Floor Area
196 sq. ft
(18.17 sq. m)

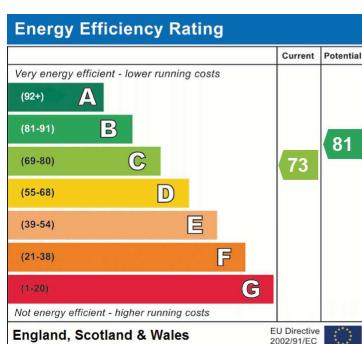
Ground Floor
Approximate Floor Area
516 sq. ft
(47.97 sq. m)

First Floor
Approximate Floor Area
446 sq. ft
(41.45 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.

Copyright V360 Ltd 2026 | www.houseviz.com



Address: Wheatley Avenue, WF6

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

01924 249349



Website: <https://movenowpropertiescom.com>