



£250,000

TENURE : FREEHOLD

Bywell Close, Dewsbury, WF12

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 3

Three reception rooms including a conservatory with upgraded insulated roof

Ground floor bathroom plus first-floor WC

Spacious living room running the full depth of the property

Two double bedrooms and one generous single

Large kitchen with side and rear access

Attractive front garden and enclosed rear garden

Movenowproperties.com LTD
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**MoveNow
Properties**

MoveNowProperties are proud to present this spacious extended 3-bedroom semi-detached, located on the sought-after Bywell Close. Offering generous living accommodation, multiple reception rooms, ample parking and a detached garage, this property is ideal for families or anyone seeking versatile and well-proportioned space.

Entrance

Side entrance with carpet flooring, radiator, and doors leading to the kitchen, dining room, living room and ground-floor bathroom.

Living Room

Measurements: 20'1" x 17'9" (6.12m x 5.42m)

A generous living space extending the full width of the property. Features carpet flooring, wall lights, radiators, and three double-glazed windows overlooking the front and side. Includes a stone-surround fireplace, adding a charming focal point.

Kitchen

Measurements: 10'1" x 9'1" (3.08m x 2.76m)

Fitted with a range of wall and base units, part-tiled walls and complementary work surfaces. Benefits include a 1.5 sink and drainer with mixer tap, plumbing for a washing machine, space for an under-counter fridge, and space for either a gas or electric oven. Double-glazed windows overlook the rear and side, and a UPVC rear door with frosted half-glazed panel provides access to the garden.

Dining Room

Measurements: 13'2" x 10'7" (4.01m x 3.22m)

A spacious second reception room with carpet flooring, radiator and coving to the ceiling. Patio doors open directly into the conservatory, offering excellent flow for entertaining.

Conservatory

Measurements: 8'10" x 8'7" (2.69m x 2.62m)

A versatile third reception room featuring carpet flooring, wall lights, radiator and double-glazed windows overlooking the side and rear. The upgraded insulated roof allows comfortable year-round use. Patio doors open to the enclosed rear garden.

Bathroom (Ground Floor)

Measurements: 9'2" x 3'10" (2.79m x 1.17m)

Comprising a low-flush WC, pedestal wash basin, part-tiled walls, radiator, bath with overhead mains shower and a frosted double-glazed window to the side.

Stairs & Landing

Carpeted staircase with handrail leading to a spacious landing area. Includes a large double-glazed window to the side, radiator, useful storage cupboard and access to the eaves.

Bedroom One

Measurements: 17'2" x 10'7" (5.22m x 3.23m)

A generous double bedroom with carpet flooring, radiator and double-glazed window overlooking the rear. Features full-length fitted wardrobes with sliding doors and coving to the ceiling.

Bedroom Two

Measurements: 17'2" x 9'2" (5.22m x 2.79m)

A further double bedroom with carpet flooring, radiator and large double-glazed window enjoying far-reaching views over the rear.

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Bedroom Three

Measurement's: 9'6" x 7'4" (2.89m x 2.23m)

A single bedroom with fitted storage, Velux window and some areas of restricted head height, ideal as a child's bedroom, home office or dressing room.

First-Floor WC

Measurements: 7'7" x 2'11" (2.30m x 0.88m)

Low-flush WC, pedestal wash basin, radiator and frosted double-glazed window to the side.

Outside

Front

Attractive front garden with well-established shrubs. A driveway runs to the side of the property, providing ample off-road parking.

Rear

An enclosed rear garden featuring a patio area and fenced boundaries, offering a private and secure outdoor space.

Detached Garage

Measurements: 21'8" x 10'5" (6.60m x 3.17m)

A valuable addition to the property, the detached garage includes an up-and-over door, power, lighting and a UPVC side door providing access to the rear garden.

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, drive and garage

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.

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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.

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Vendor Q&A's

All of the answers provided above 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

Q: Why is the owner selling?

A: Purchased a new property

Q: How long have they lived there?

A 24 Years

Q: Is the seller in a chain?

A: No chain

Q: How quickly is the seller hoping to move?

A: ASAP

Q: What is included in the sale, fixtures, fittings, appliances?

A: Open to discussions

Q: Has the property been renovated or extended?

A: Yes Main bedroom extension and Conservatory

Q: Are there any known issues? E.g. damp, structural, subsidence

A: No previously rectified in 2024.

Q: Does the property have a water meter, or is it on water rates?

A: Yes outside the front garden wall

Q: What type of boiler does it have, age and when was it last serviced?

A: Combi boiler in 2021 and serviced every year

Q: Is the property double glazed and well-insulated?

A: Yes

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Q: Is there loft access?

A:Yes

Q: What is the tenure, freehold, leasehold, or share of freehold?

A:Freehold

Q: What are the ground rent and service charges, if applicable?

A: N/A

Q: Are there any restrictive covenants or shared access?

A:None Known

Q: What direction does the garden face?

A: South facing Garden

Q: Is the garden private or shared?

A: Private

Q: Are there any rights of way or easements?

A: None Known

Q: What is the parking situation?

A: Driveway

Q: Driveway, garage, on street, permit?

A: No permits needed.

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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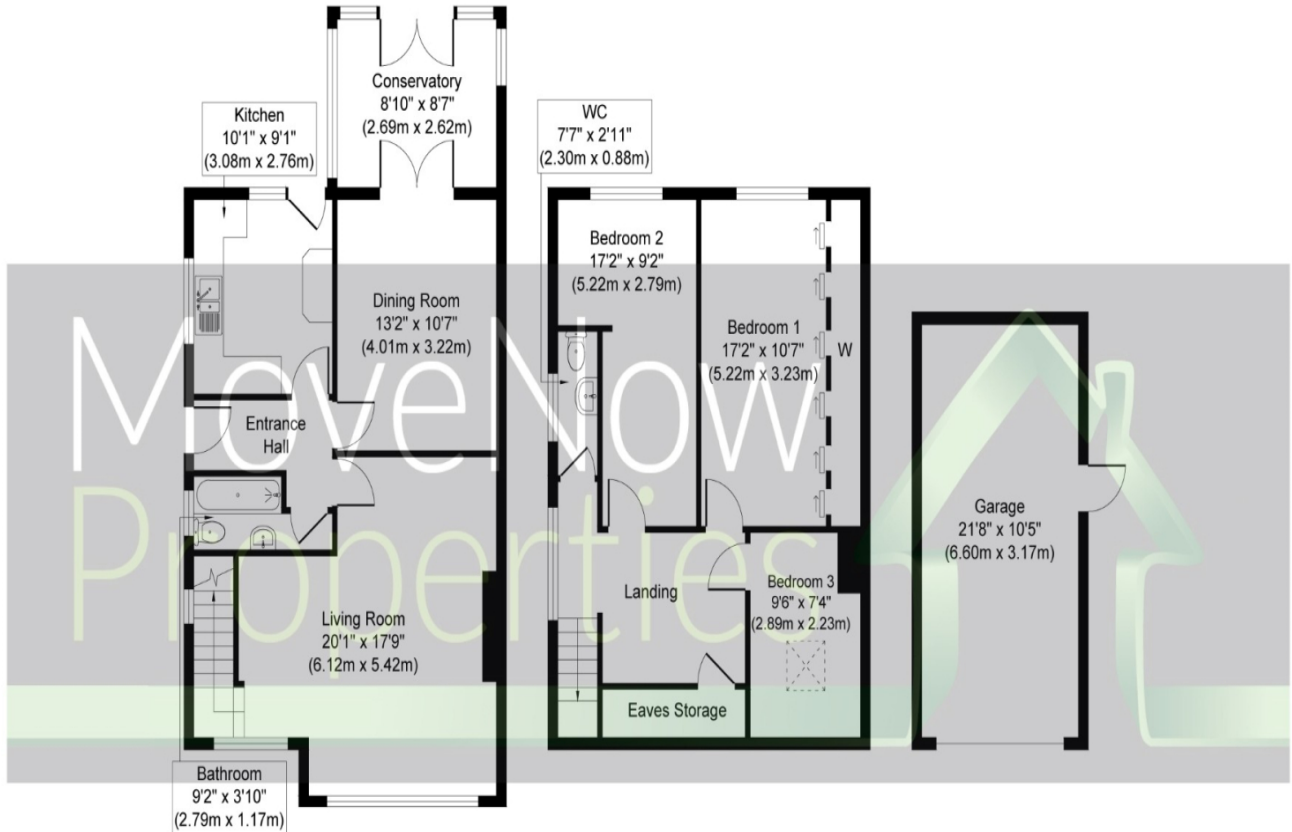


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Ground Floor
 Approximate Floor Area
 705 sq. ft
 (65.45 sq. m)

First Floor
 Approximate Floor Area
 537 sq. ft
 (49.90 sq. m)

Garage
 Approximate Floor Area
 225 sq. ft
 (20.92 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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