



Offers over £230,000

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
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01924 249349

Website: <https://movenowproperties.com>

**MoveNow
Properties**

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.

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:

The seller is a property developer who has recently built 201A and 201B (a pair of Semi- detached houses).

Q: How long have they lived there?

A The seller has not lived in the property.

Q: Is the seller in a chain?

A: No chain.

Q: How quickly is the seller hoping to move?

A: The seller is not moving, but is happy to complete the sale/purchase whenever convenient.

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

A: Integrated appliances as per the sales brochure.

Q: Has the property been renovated or extended?

A:

Yes, full renovation undertaken in 2025.

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: Yes a water Meter..

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

A: Combination boiler was installed in 2024.

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

A:Yes.

Q: Is there loft access?

A:Yes.

Q:Solar Panels are they owned or third party?

A:Owned.

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

A:Freehold.

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

A: N/A.

Q: Are there any restrictive covenants or shared access?

A: Access to the property is via a shared entrance.

Q: What direction does the garden face?

A: South East.

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?

A: Off Street parking at the front of the property.

Q: Driveway, garage, on street, permit?

A: Driveway.

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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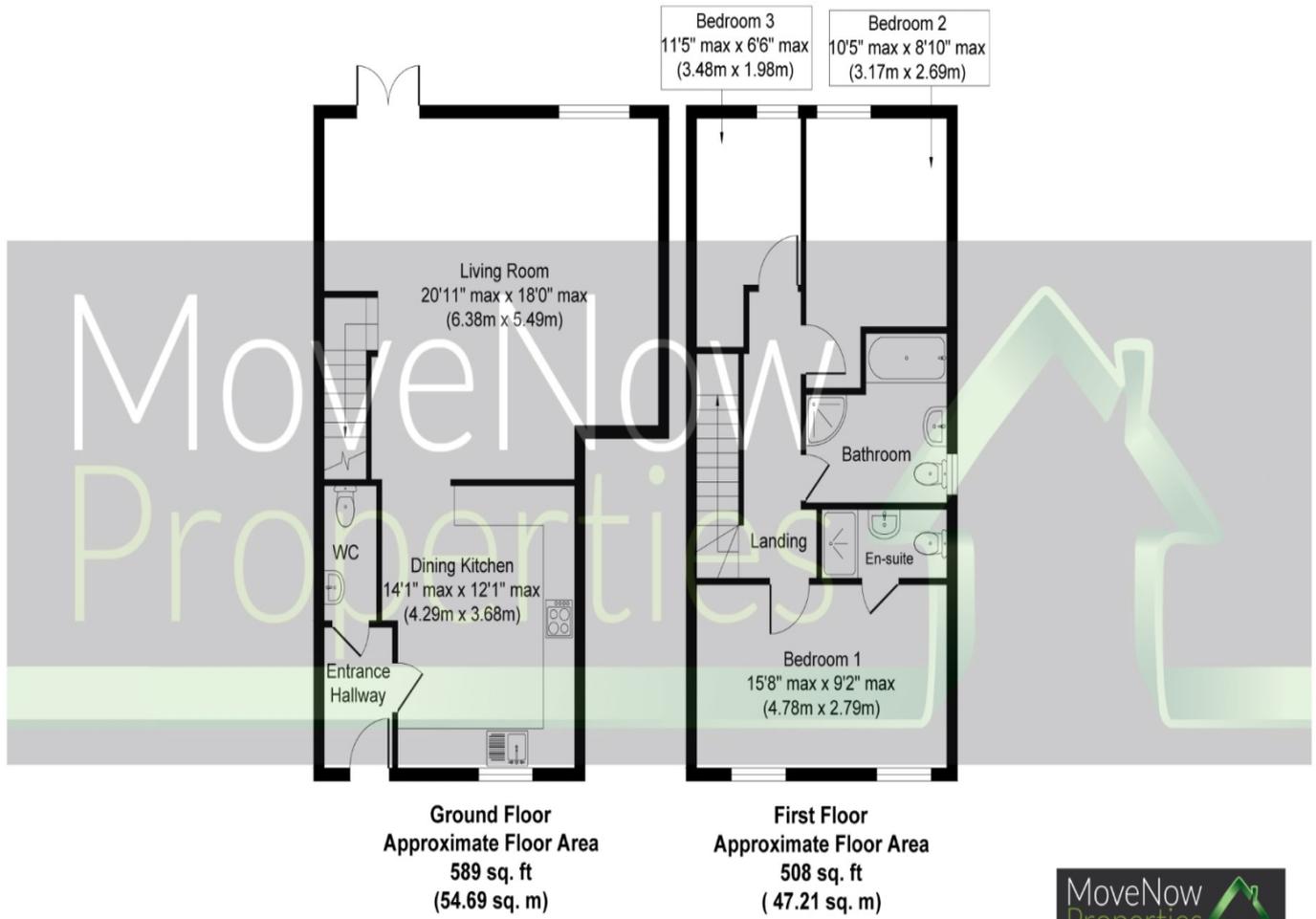
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	90	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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