



**£259,000**

**Oakland Drive, Nertherton, WF4**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Beautifully renovated two-bedroom semi-detached bungalow**

**Integrated double oven**

**Stylish open-plan living accommodation**

**washing machine**

**Contemporary fitted kitchen**

**fridge freezer & cooker hood**

**Movenowproperties.com LTD**  
10 Rishworth street, Wakefield, WF1 3BY  
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**01924 249349**

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

**MoveNow  
Properties**

Movenowproperties are proud to present this exceptional two-bedroom semi-detached bungalow, beautifully renovated throughout to an impressive standard and offering stylish, move-in-ready accommodation. Boasting a spacious open-plan layout, high-quality modern fittings, generous off-road parking, and an enclosed rear garden, this fantastic home is perfectly suited to first-time buyers, downsizers, or anyone seeking single-storey living without compromising on style or space.

Every room has been thoughtfully updated to create a bright and contemporary home, combining modern finishes with practical living in a highly desirable location close to local amenities, schools and transport links.

### **Entrance Hall**

A welcoming entrance hall provides access into the heart of the home, opening seamlessly into the spacious open-plan living area while also leading to the modern family bathroom. The open design immediately creates a bright and airy feel.

### **Living Room**

**Measurements: 17'5" x 10'8" (5.32m x 3.25m)**

The generous lounge is a comfortable and inviting living space, filled with natural light from the front-facing window. Offering ample room for both relaxation and entertaining, the room flows effortlessly into the kitchen, creating a sociable open-plan layout ideal for modern living.

### **Kitchen**

**Measurements: 12'11" x 7'5" (3.94m x 2.26m)**

Recently fitted to a high specification, the stylish kitchen features a range of contemporary wall and base units complemented by elegant worktops. Integrated appliances include a double oven, washing machine, fridge freezer and cooker hood, while the inset sink and generous worktop space provide both practicality and style. The open-plan design makes this an ideal space for everyday family life and entertaining guests.

### **Bedroom One**

**Measurements: 11'8" x 10'9" (3.55m x 3.27m)**

A spacious double bedroom positioned to the rear of the property, featuring fitted wardrobes providing excellent storage. French doors with glazed side panels open directly onto the rear garden, allowing plenty of natural light while creating a peaceful connection to the outdoor space.

### **Bedroom Two**

**Measurements: 10'9" x 8'5" (3.27m x 2.57m)**

A further well-proportioned double bedroom benefiting from wood-effect flooring and French doors leading directly onto the rear garden. This versatile room would make an excellent guest bedroom, home office or additional reception room if desired.

### **Family Bathroom**

**Measurements: 12'11" x 7'5" (2.28m x 2.17m)**

The contemporary family bathroom has been recently renovated and comprises a modern three-piece suite including a panelled bath with shower over, vanity wash hand basin and low flush WC. Stylish tiling completes the room, creating a sleek and low-maintenance finish.

### **Outside**

To the front of the property is a recently completed driveway providing ample off-road parking for two to three vehicles, together with shared side access.

The enclosed rear garden offers an excellent outdoor space, featuring a decked seating area ideal for entertaining or relaxing, with steps leading down to a well-maintained lawn bordered by mature shrubs and enclosed by timber fencing for added privacy. The garage has been converted as a work space and is not suitable for parking cars

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## Location

Situated in the popular village of Netherton, this superb bungalow enjoys a convenient location with a wide range of local amenities close by, including shops, supermarkets, cafés and well-regarded schools. Excellent transport links provide easy access to Huddersfield, Wakefield and surrounding towns, while nearby countryside offers scenic walks and outdoor leisure opportunities. Combining peaceful village living with everyday convenience, this is a fantastic location for a wide range of buyers.

Viewing is highly recommended to fully appreciate the quality, space and finish this outstanding home has to offer.

EPC Rating: D

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band B

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

Broadband connection 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.

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:**

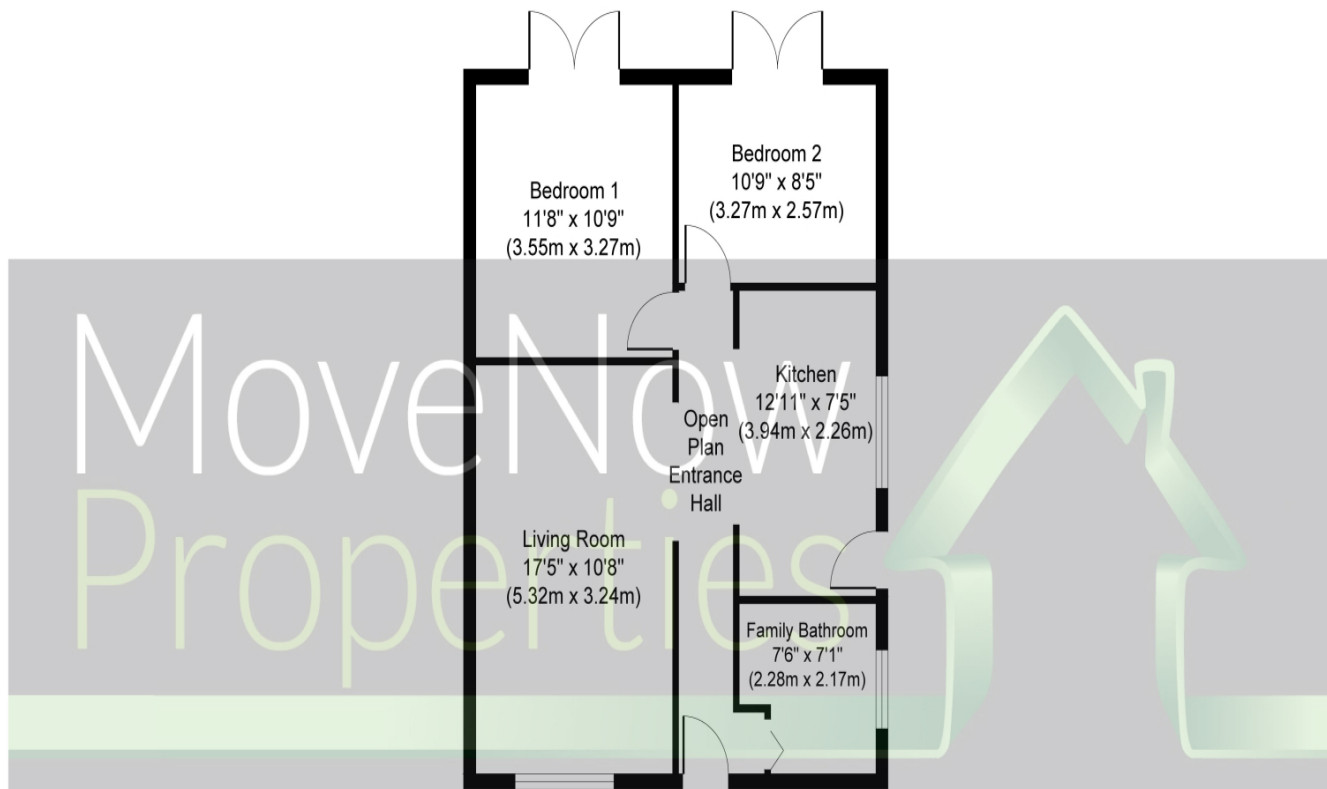
The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed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











**Ground Floor**  
**Approximate Floor Area**  
**636 sq. ft**  
**(59.04 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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      | 74        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

Address: 22 Oakland Drive, WF4

