



£200,000

TENURE : FREEHOLD

Grampian Avenue, Wakefield, WF2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Semi-detached two-bedroom bungalow in a quiet residential location

Two generous double bedrooms

Spacious living room with bay window and feature fireplace

both overlooking the rear garden

Kitchen with ample storage and workspace

Side porch with garden access

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com | 01924 249349
Website: <https://movenowproperties.com>


MoveNow
Properties

MoveNowProperties are proud to present this charming two-bedroom semi-detached bungalow, located in a quiet and sought-after residential area. Offering spacious living accommodation, a well-maintained garden, and off-road parking, this home is perfect for those seeking a comfortable and peaceful setting.

Entrance

A welcoming UPVC entrance door with a frosted double-glazed window to the side leads into the hallway, providing access to the kitchen and living room.

Kitchen

Measurements: 12'10" x 6'10" (3.90m x 2.08m)

Fitted with a range of wall and base units with work surfaces and tiled splashbacks. Features include a 1.5 stainless steel sink with mixer tap, plumbing for a washing machine, space for a fridge-freezer, and a freestanding oven and hob. A radiator and two useful storage cupboards add practicality. Double-glazed windows overlook the front and side, and a UPVC side door opens into the porch.

Side Porch

A bright and versatile space with a UPVC door to the front and double-glazed windows overlooking the side and rear gardens, providing an additional access point.

Living Room

Measurements: 15'9" x 11'7" (4.80m x 3.54m)

A spacious and inviting living area with a large double-glazed bay window overlooking the front garden. Features include a radiator, a gas fire with a modern surround, and plenty of space for seating and entertaining.

Hallway

Provides access to both bedrooms and the bathroom, with a useful storage cupboard housing the boiler and a loft hatch for additional storage.

Bedroom One

Measurements: 12'9" x 10'2" (3.88m x 3.11m)

A well-proportioned double bedroom with carpeted flooring, radiator, and a double-glazed window overlooking the rear garden. Fitted wardrobes provide excellent storage.

Bedroom Two

Measurements: 9'11" x 9'7" (3.02m x 2.92m)

Another generous double bedroom with carpeted flooring, radiator, and a double-glazed window overlooking the rear. A UPVC door offers direct access to the rear garden.

Bathroom

Measurements: 6'10" x 5'5" (2.09m x 1.66m)

A modern three-piece bathroom suite in white, featuring a low-flush WC, pedestal washbasin, and a bath with an overhead shower. The room is completed with a radiator and a frosted double-glazed window overlooking the side

Outside

The property boasts a low-maintenance lawned front garden with a private driveway offering off-road parking. To the rear, a delightful private garden features a lawn with fenced boundaries, established shrubs, and two useful garden sheds - ideal for outdoor storage or hobbies.

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EPC Rating: D
Please contact us for further details of the full EPC

Tenure: Freehold
Council Tax Band C
Property Type: 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 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.

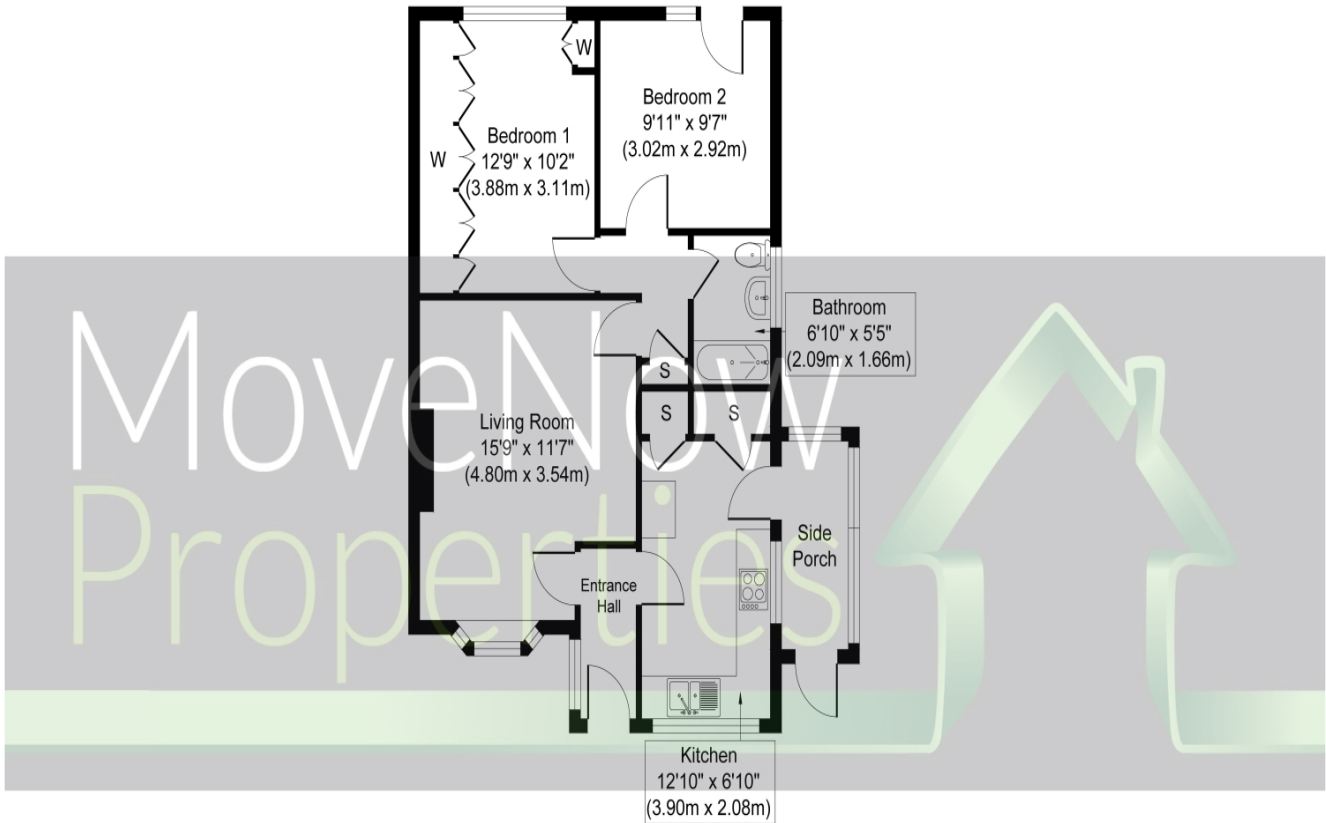
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The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other 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
619 sq. ft
(57.53 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		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 12 Grampian Avenue, , WF2