



Offers over £230,000

TENURE : FREEHOLD

Canning Avenue, Wakefield, WF2

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Available with no chain

Semi-detached family home

Driveway providing off-street parking

Spacious living room with patio doors leading to the rear garden

Open-plan kitchen diner

Double glazing throughout

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

01924 249349



Website: <https://movenowproperties.com>

Movenowproperties are proud to present this well-maintained three-bedroom semi-detached home available with no chain, offering spacious accommodation throughout, off-street parking, and a fantastic rear garden ideal for family living and entertaining.

Entrance Hall

The property is entered via a central entrance hall, providing access to the lounge, kitchen diner and staircase leading to the first-floor accommodation.

Living Room

Measurements: 14'2" x 11'3" (4.33m x 3.43m)

Located to the front of the property, the spacious living room features carpeted flooring and a large front-facing bay window, creating a bright and welcoming space. Patio doors to the rear provide direct access to the garden and allow natural light to flood the room, making it ideal for both relaxing and entertaining.

Kitchen Diner

Measurements: 21'5" x 14'11" (6.54m x 4.55m)

Positioned to the rear of the property, the impressive open-plan kitchen diner serves as the heart of the home. The kitchen is fitted with a range of wall and base units, work surfaces, a gas hob and oven. There is ample space for a family dining table, creating the perfect setting for everyday family life, dining and social occasions. A useful storage cupboard is also located under the stairs in the kitchen.

Landing

The first-floor landing provides access to all three bedrooms, the family bathroom and additional storage.

Main Bedroom

Measurements: 14'11" x 9'7" (4.55m x 2.93m)

Situated at the front of the property, the main bedroom is a spacious double room benefiting from carpeted flooring, built-in storage and plenty of space for bedroom furniture, creating a comfortable and relaxing retreat.

Bedroom Two

Measurements: 11'1" x 9'9" (3.37m x 2.98m)

Located to the front of the property, Bedroom Two is another well-proportioned double bedroom with carpeted flooring and ample space for a range of furnishings.

Bedroom Three

Measurements: 9'10" x 7'8" (3.00m x 2.33m)

Also positioned at the rear of the property, Bedroom Three is a good-sized single bedroom with carpeted flooring, making it ideal as a child's bedroom, nursery, dressing room or home office.

Family Bathroom

Measurements: 6'9" x 5'9" (2.05m x 1.76m)

Located on the first floor, the bathroom comprises a bath with shower over, wash hand basin and low-level WC, complemented by tiled surrounds for a practical and attractive finish.

Outside

To the front of the property is a driveway providing convenient off-street parking.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

[01924 249349](tel:01924 249349)



Website: <https://movenowproperties.com>

The enclosed rear garden is a standout feature of the home, offering an excellent outdoor space for families and entertaining. Immediately outside the property is a paved patio area, ideal for outdoor dining and relaxing during the warmer months. Beyond this is a generous lawned garden, providing plenty of room for children to play. At the far end of the garden is a raised decking area, creating the perfect setting for summer BBQs, family gatherings and outdoor entertaining.

Location

Situated within a popular residential area, the property is conveniently located close to local amenities, schools, shops and transport links. Wakefield city centre is within easy reach, whilst nearby road networks provide excellent commuter access to surrounding towns and cities.

EPC Rating: D

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

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.

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.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

01924 249349

Website: <https://movenowproperties.com>



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

Website: <https://movenowproperties.com>



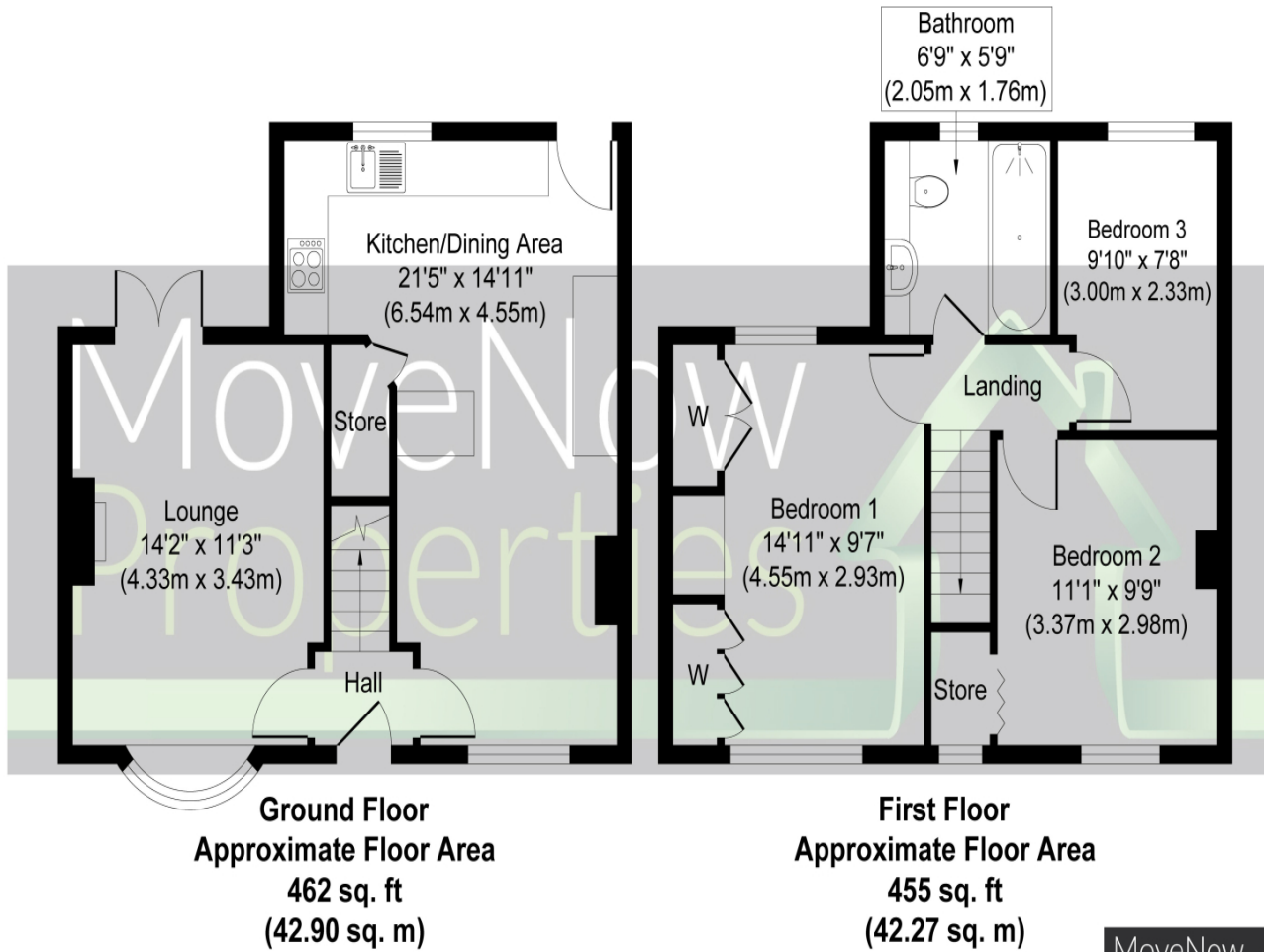




Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 4 Canning Avenue, WF2

