



**£220,000**

**TENURE : FREEHOLD**

**Regent Court, Hoyland, S74**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**Three well-proportioned bedrooms**

**Useful downstairs WC**

**Spacious living room**

**Enclosed rear garden with decked seating area**

**Modern kitchen / dining room with patio doors**

**Private driveway and garage**

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

**01924 249349**

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

Movenowproperties are pleased to offer this well-presented three-bedroom family home, featuring a spacious living room, modern kitchen/dining room with patio doors to the rear garden, and a useful downstairs WC. Externally, the property benefits from a private driveway, garage with utility area, and an attractive enclosed rear garden with decked seating area. Ideally suited to families or professionals, this home offers comfortable and practical living space throughout.

### **Entrance Hall**

A welcoming entrance hall with radiator and double-glazed window overlooking the side. Stairs rise to the first floor, with internal doors providing access to the downstairs WC and living room.

### **Living Room**

**Measurements: 14'5" x 13'9" (4.40m x 4.20m)**

A spacious living room featuring carpet flooring, fire with surround, radiator, and a double-glazed window overlooking the front of the property.

### **Kitchen / Dining Room**

**Measurements: 17'1" x 9'1" (5.20m x 2.77m)**

Offering a range of wall and base units with complementary work surfaces and tiled splashbacks. The kitchen includes an integrated fridge freezer, plumbing for a dishwasher, integrated oven, hob, and cooker hood above. A double-glazed window overlooks the front.

The dining area benefits from patio doors opening onto the enclosed rear garden and useful understairs storage.

### **Downstairs WC**

A practical cloakroom fitted with a low-flush WC and wash basin set within a vanity unit, tiled splashback, radiator, and a frosted double-glazed window overlooking the front.

### **Stairs & Landing**

Carpeted staircase and landing with handrail and double-glazed window to the side. Internal doors provide access to all bedrooms and the bathroom.

### **Bedroom One**

**Measurements: 12'10" x 9'10" (3.90m x 3.00m)**

A double bedroom with carpet flooring, radiator, and double-glazed window overlooking the rear.

### **Bedroom Two**

**Measurements: 11'2" x 8'8" (3.40m x 2.64m)**

A further double bedroom with carpet flooring, radiator, and double-glazed window overlooking the front.

### **Bedroom Three**

**Measurements: 9'2" x 8'3" (2.80m x 2.52m)**

A well-proportioned third bedroom featuring carpet flooring, radiator, double-glazed window overlooking the front, and useful storage over the bulkhead.

### **Bathroom**

**Measurements: 6'7" x 6'2" (2.00m x 1.87m)**

Fitted with a low-flush WC, pedestal wash basin, and bath with overhead shower and glass shower screen. Additional features include a chrome towel radiator and frosted double-glazed window overlooking the rear.

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## Outside

To the front of the property is a lawned garden with established shrubs and a private driveway leading to the garage.

To the rear is a well-presented enclosed garden with a raised decked seating area featuring a glass balustrade, along with fenced boundaries and a lawned area.

## Garage / Utility Room

The garage has been well designed to accommodate storage solutions, with a utility area to the rear comprising base units, sink, and plumbing for a washing machine.

EPC Rating: C76

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: Private 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 South 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.

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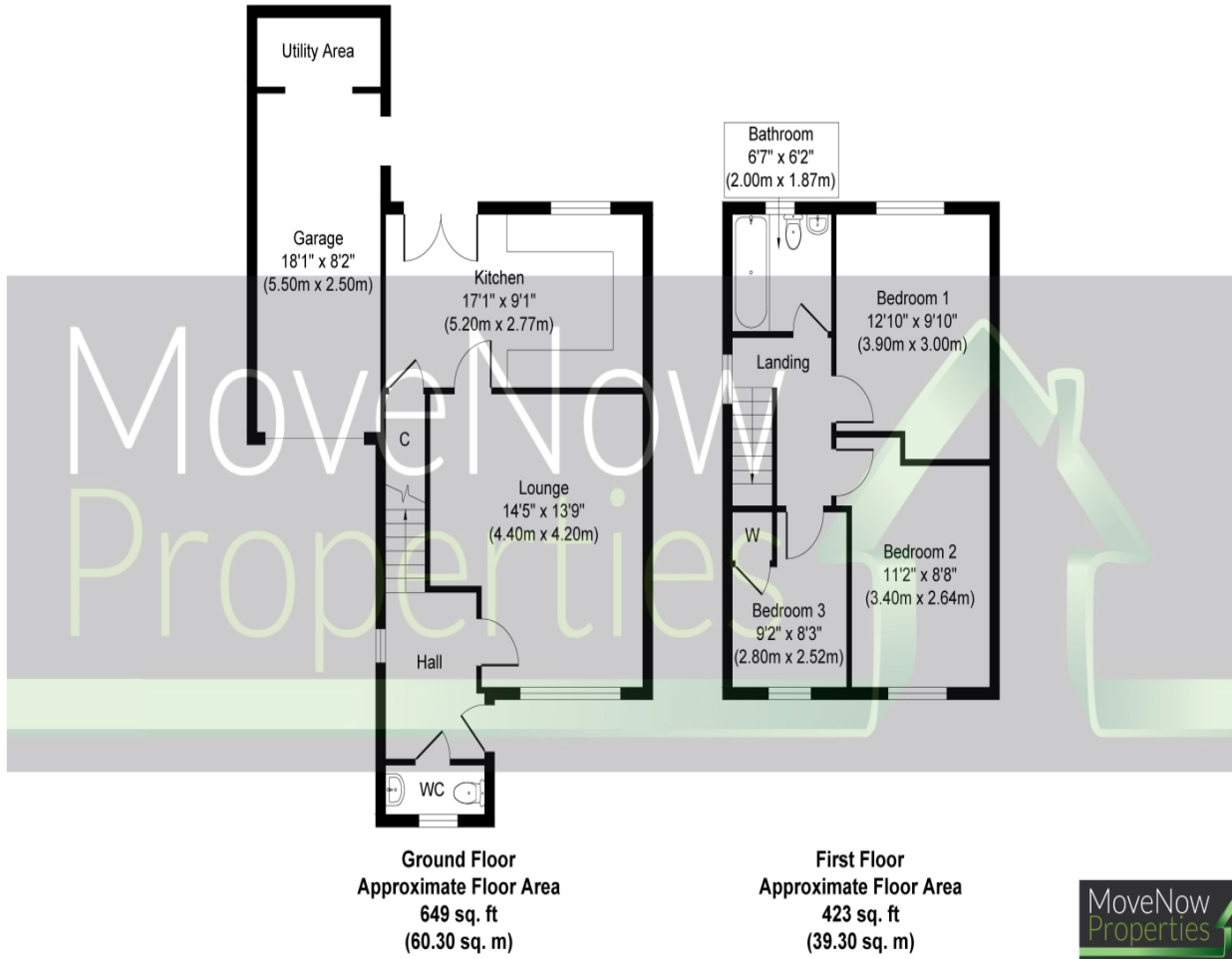
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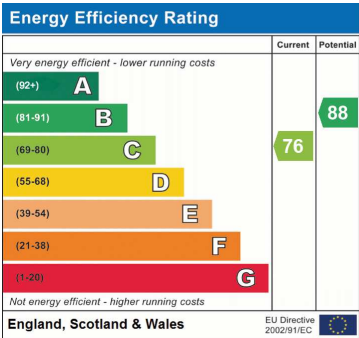






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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