



£170,000

TENURE : FREEHOLD

Castle Avenue, Wakefield, WF2

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Spacious kitchen/diner

Bright and welcoming living room

Modern family bathroom

Three well-proportioned double bedrooms

Attractive front garden

Generous enclosed rear garden

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

01924 249349

MoveNow
Properties

Website: <https://movenowproperties.com>

MoveNowProperties are delighted to present this well-proportioned three-bedroom Semi Detached property for sale. The property offers a welcoming living room, spacious kitchen/diner, modern family bathroom and three good-sized bedrooms. Outside, there are attractive front and generous enclosed rear gardens with established shrubs and useful storage. Ideally located for local amenities, schools, transport links and easy access to Wakefield city centre, this property would make an excellent family home.

Entrance

A welcoming UPVC entrance door opens into the entrance hall, with stairs rising to the first floor. Doors provide access to the kitchen/diner and living room.

Living Room

Measurements: 15'5" x 10'3" (4.69m x 3.12m)

A bright and inviting living room featuring attractive wood-effect laminate flooring, a double-glazed window overlooking the front elevation and a radiator. The room provides a comfortable and versatile space for relaxing and entertaining.

Kitchen/Diner

Measurements: 18'6" x 13'3" (5.64m x 4.05m)

A spacious and practical kitchen/diner, finished with wood-effect laminate flooring and featuring a double-glazed window overlooking the front elevation. There is ample space for a dining table, making this an ideal family and entertaining space.

The kitchen is fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. Integrated appliances include an oven and four-ring gas hob, with plumbing provided for a washing machine. There is also a stainless-steel sink and drainer with mixer tap.

A further double-glazed window overlooks the rear garden, while a UPVC external door with frosted glazing provides direct access to the enclosed rear garden.

Stairs & Landing

Benefitting from carpet flooring and a handrail, with doors providing access to all three bedrooms and the family bathroom.

A useful additional area is located over the stairs, with a double-glazed window and door access from bedroom 2. This versatile space could make an excellent little study space or additional storage space, subject to the purchaser's requirements.

Bedroom One

Measurements: 18'7" x 10'1" (5.67m x 3.08m)

A spacious double bedroom enjoying dual-aspect views to both the front and rear elevations. The room benefits from two radiators and offers generous space for a range of bedroom furniture.

Bedroom Two

Measurements: 11'11" x 10'6" (3.64m x 3.19m)

A well-proportioned double bedroom featuring carpet flooring, radiator and double-glazed window overlooking the front elevation. The room also benefits from useful access to the space above the stairs.

Bedroom Three

Measurements: 8'11" x 7'10" (2.71m x 2.40m)

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

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Bathroom

Measurements: 9'3" x 4'4" (2.81m x 1.32m)

A modern family bathroom fitted with a contemporary P-shaped bath and overhead electric shower, complemented by a glass shower screen. There is a low-level WC and wash basin set within a modern vanity unit.

The room is finished with attractive floor and wall tiling, a chrome heated towel rail and two frosted double-glazed windows overlooking the rear elevation.

Outside

To the front of the property is an attractive garden with established shrubs, defined boundaries, gated access and a pathway leading to the front entrance.

The rear garden is a particularly appealing feature, offering a spacious enclosed outdoor area with fenced boundaries, established shrubs and a lawn. A gate provides access towards the front of the property, while useful external storage adds further practicality.

Location

The property is situated within the WF2 area of Wakefield, offering a convenient setting for families, commuters and those looking to enjoy a balance of residential living and access to local amenities.

The surrounding area benefits from a range of schools, shops, everyday amenities and green spaces. The wider WF2 area includes established residential communities such as Sandal, Kettlethorpe, Walton and Newmillerdam. Wakefield city centre is readily accessible, providing a broader selection of shops, restaurants, leisure facilities and services, while Leeds is also within convenient commuting distance.

There are a number of schools serving the surrounding area. Wakefield Council provides an official catchment-school search, and nearby schools include Sandal Castle Community Primary School and Kettlethorpe High School.

The area also offers access to local countryside and recreational facilities, making it well suited to those who enjoy outdoor space.

Overall, this is a well-presented three-bedroom home offering spacious accommodation, a modern bathroom, practical kitchen/dining facilities, generous gardens and useful additional space that could work particularly well as a home office.

EPC Rating: C72

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

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: On Street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

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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.

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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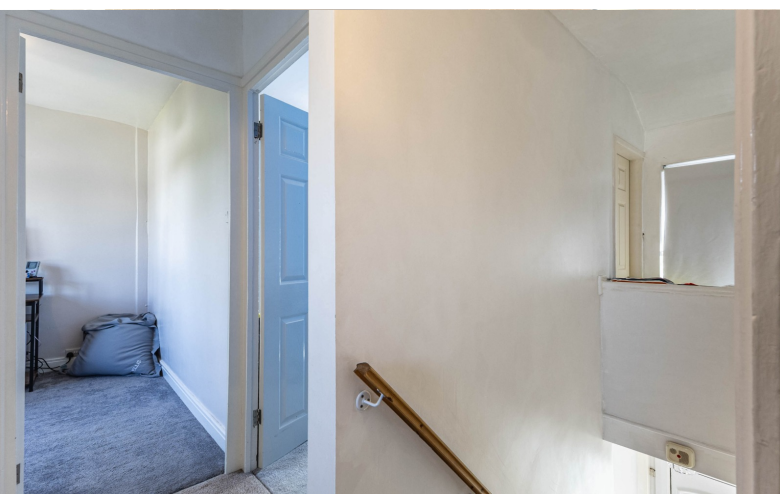
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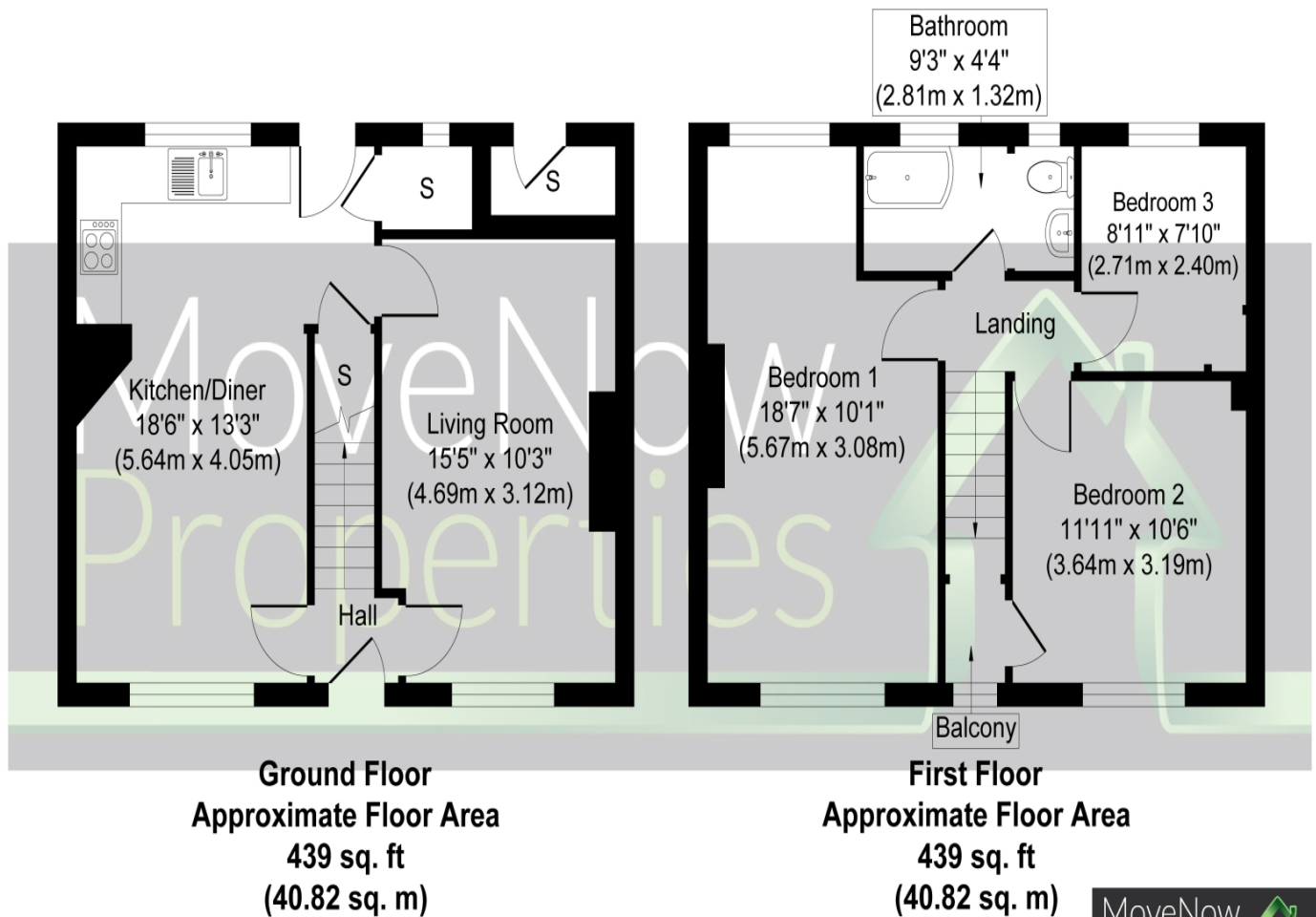
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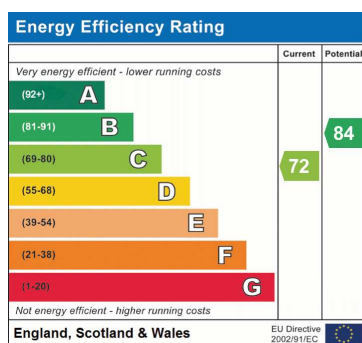






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Address: 8 Castle Avenue, WF2

