



£130,000

TENURE : FREEHOLD

Kings street, Normanton, WF6

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 2

Well-presented mid-terrace property

Two spacious double bedrooms plus versatile loft room

Two reception rooms offering a flexible living layout

Modern fitted kitchen

Enclosed rear garden

Garage to the rear for valuable off-street parking

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
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**MoveNow
Properties**

Website: <https://movenowproperties.com>

MoveNowProperties are pleased to present this well-proportioned and versatile mid-terrace home, situated in a popular and consistently in-demand residential area. Offering generous accommodation across multiple levels, the property provides an excellent opportunity for first time buyers, couples, families or investors.

Entrance Hall

A welcoming entrance hall featuring laminate flooring and a UPVC entrance door. Stairs lead to the first floor, with doors providing access to the main reception rooms.

Living Room

A neutrally decorated and comfortable living space, complete with carpet flooring, radiator, and a large, double-glazed window overlooking the front. A feature fireplace adds a focal point to the room.

Dining Room

A spacious second reception room with laminate flooring, radiator, and a double-glazed window overlooking the rear. The room opens into the kitchen and also provides access to the cellar.

Kitchen

A modern and functional kitchen offering a range of wall and base units with complementary work surfaces and tiled splashbacks. Features include plumbing for a washing machine, space for a fridge freezer, integrated oven, five-ring gas hob with cooker hood above, and a sink with drainer and mixer tap. Two double-glazed windows to the rear and side provide natural light, along with a radiator. A UPVC door with a frosted glass panel leads out to the enclosed rear garden.

Stairs and Landing

With carpet flooring and handrail, the landing provides access to two bedrooms and the bathroom.

Bedroom One

A generously sized double bedroom featuring carpet flooring, radiator, and a large double-glazed window overlooking the front. A door provides access to further stairs leading to the loft room.

Loft Room

A versatile additional space, ideal for storage or occasional use. Please note this room is accessed via steep stairs and is not classed as a permitted conversion. The room benefits from laminate flooring, radiator, recessed spotlights, and a Velux window.

Bedroom Two

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

Bathroom

Fitted with a white three-piece suite comprising a bath with overhead mains shower and glass shower screen, pedestal wash basin, and low flush WC. Additional features include a radiator and frosted double-glazed window to the rear.

Cellar

A useful storage space with lighting, housing the meters and electric consumer unit.

Outside

To the front of the property is a pleasant buffer garden with a gate leading to the entrance door. Permit on-street parking is available.

To the rear is an enclosed garden with fenced boundaries and a gate providing rear access—ideal for outdoor seating or entertaining.

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Garage

The property further benefits from a garage located to the rear, featuring an up-and-over door.

Local Area

Situated in a popular residential area, the property is well placed for access to a range of local amenities including shops, schools, and leisure facilities. Excellent transport links are nearby, making it convenient for commuting to surrounding towns and cities. The area also offers access to green spaces, perfect for outdoor activities and family life.

EPC Rating: E

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: Mid-Terrace 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: Garage Parking 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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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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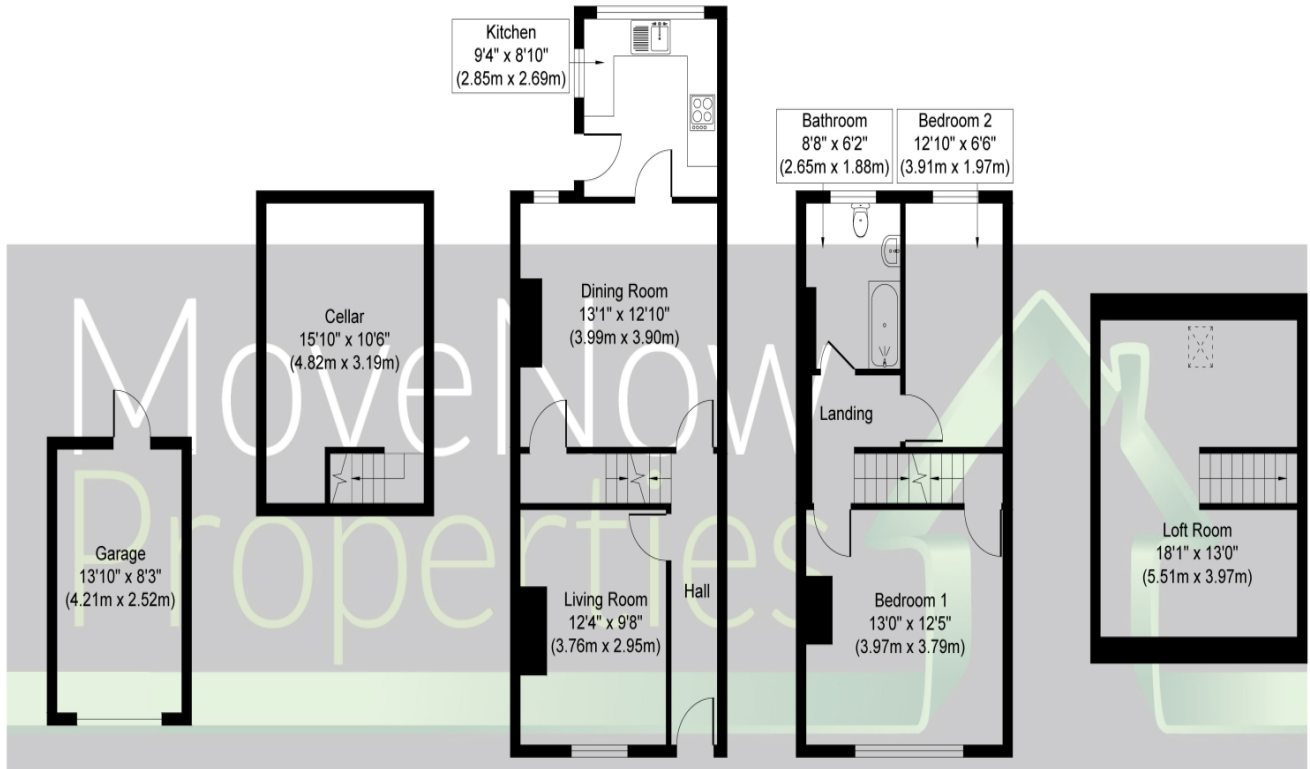
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Garage	Cellar	Ground Floor	First Floor	Second Floor
Approximate Floor Area 114 sq. ft (10.60 sq. m)	Approximate Floor Area 165 sq. ft (15.31 sq. m)	Approximate Floor Area 465 sq. ft (42.40 sq. m)	Approximate Floor Area 371 sq. ft (34.46 sq. m)	Approximate Floor Area 235 sq. ft (21.86 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		
(69-80)	C		79
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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