



Offers over £185,000

TENURE : FREEHOLD

Stanley Street, Featherstone, WF7

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

Three-bedroom townhouse arranged over three floors

Modern fitted kitchen with breakfast bar

Spacious open-plan living

Feature fireplace and wood flooring to ground floor

dining and kitchen area

Master bedroom with en-suite shower room

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

01924 249349

**MoveNow
Properties**

Website: <https://movenowproperties.com>

MoveNowProperties are pleased to offer this beautifully presented and deceptively spacious three-bedroom townhouse arranged over three floors. The property boasts a modern open-plan living, dining and kitchen area, a private balcony, master bedroom with en-suite, and well-maintained front and rear gardens. Ideally suited to families or professionals, the home offers versatile living space, contemporary finishes throughout and is conveniently located close to local amenities and transport links.

Entrance Hall

Composite entrance door opening into hallway with carpeted flooring, radiator and stairs rising to the first floor. An internal door provides access to the main living accommodation.

Open-Plan Living / Dining / Kitchen

Measurements: 32' 0 x 15' 0" (9.75m x 4.57m)

A spacious and versatile open-plan ground floor featuring wood flooring, a feature fireplace with surround, three radiators and a double-glazed window overlooking the front. Useful under-stairs storage and patio doors open onto the enclosed rear garden.

The kitchen is fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. Integrated oven with four-ring electric hob, 1.5 bowl sink with mixer tap, and plumbing and space for both a dishwasher and washing machine. There is also space to accommodate an American fridge/freezer. A stable composite door and double-glazed window provide access and views to the rear garden.

First Floor Landing

Carpeted landing with handrail and doors providing access to bedrooms and the family bathroom.

Bedroom Two

Measurements: 12' 2 x 8' 10" (3.71m x 2.69m)

Double bedroom with carpeted flooring, radiator and fitted wardrobes. Patio doors open onto a private balcony.

Balcony

Decked balcony providing a pleasant seating area.

Bedroom Three

Measurements: 11' 2 x 9' 1" (3.40m x 2.77m)

Double bedroom with carpeted flooring, radiator and double-glazed window overlooking the front aspect.

Family Bathroom

Measurements: 9' 2 x 5' 7" (2.80m x 1.71m)

Modern three-piece white suite comprising wash basin set into a contemporary vanity unit, freestanding claw-foot bath and WC. Chrome heated towel rail, tiling to floor and walls, frosted double-glazed window overlooking the rear, and a useful storage cupboard housing the boiler.

Second Floor Landing / Dressing Area

Landing area currently utilised as a dressing room with fitted wardrobes featuring mirrored sliding doors, radiator and double-glazed window to the front. Stairs lead to the master bedroom.

Master Bedroom

Measurements: 17' 4 x 11' 11" (5.28m x 3.63m)

Located on the top floor, this spacious double bedroom features carpeted flooring, radiator, two Velux windows and a double-glazed window overlooking the rear. Additional storage is available within the eaves.

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En-Suite

Modern en-suite with tiling to floor and walls, double walk-in shower with waterfall showerhead, WC, wash basin set into a modern vanity unit, chrome heated towel rail and frosted double-glazed window to the rear.

Outside

To the front, the property benefits from a private garden with established hedging and gated access to the front door.

To the rear is a low-maintenance enclosed garden with patio area, garden shed with power, and gated side access.

EPC Rating: D61

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: Town House

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: On Street

Building safety: Planning permission obtained for loft and rear dorma extension 2017

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.

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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.

Vendor Q&A's

All of the answers provided above have been supplied directly by the seller of the property and are believed to be accurate. The estate agent accepts no responsibility for the accuracy of these responses. They are provided solely for the information of prospective buyers, who are advised to consult their solicitor to verify any details or queries

Q: Why is the owner selling?

A: Remarried and moved into a new family home.

Q: How long have they lived there?

A: 3 years

Q: Is the seller in a chain?

A: No. we are already in our new house.

Q: How quickly is the seller hoping to move?

A: Asap

Q: What is included in the sale, fixtures, fittings, appliances?

A: Furniture that is present in the house - wooden drawers.

Q: Has the property been renovated or extended?

A: Attic converted into master bedroom.

Q: Does the property have a water meter, or is it on water rates?

A: Water rates.

Q: Is the property double glazed and well-insulated?

A: Yes and yes.

Q: What is the tenure, freehold, leasehold, or share of freehold?

A: Freehold

Q: What direction does the garden face?

A: North

Q: Is the garden private or shared?

A: Private

Q: Are there any rights of way or easements?

A: No

Q: What is the parking situation?

A: On street parking.

Q: Driveway, garage, on street, permit?

A: No permit required.

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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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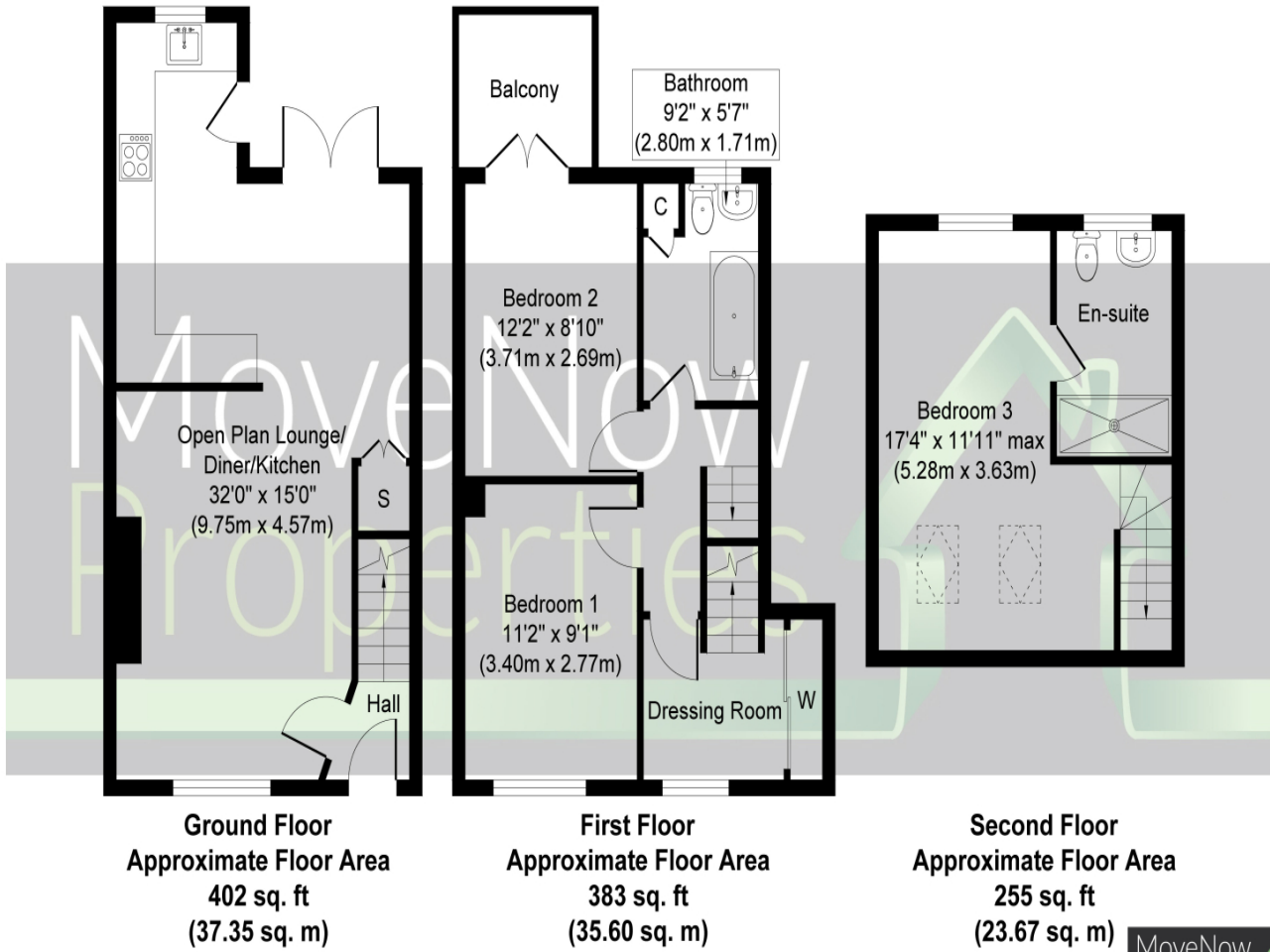




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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 | | 80 |
| (55-68) | D | 61 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Address: 3 Stanley Street, WF7

