



£160,000

TENURE : LEASEHOLD

Holly Court, Outwood, WF1

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Over 55's Development

Allocated Parking

Conservatory

Communal Gardens

Maintained Development

Bungalow

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

01924 249349

Website: <https://movenowproperties.com>

**MoveNow
Properties**

Movenowproperties are delighted to present this charming two-bedroom bungalow, now available for sale. Situated within a desirable over-55s age-restricted community, this beautifully maintained bungalow offers comfortable and well-appointed living spaces throughout. Key features include a spacious lounge, modern kitchen, shower room, and a bright conservatory providing an additional reception area.

Accommodation briefly comprises:

Entrance Porch

Welcoming entrance via a UPVC door, featuring tiled flooring, a useful storage cupboard, and internal door leading into the living room.

Living Room

Dimensions: 19' 3" x 10' 0" (5.87m x 3.04m)

A generously sized living space with fitted carpet, elegant feature fireplace, ceiling coving and rose, two electric heaters, and a large double-glazed window to the front aspect.

Kitchen

Dimensions: 9' 8" x 9' 2" (2.95m x 2.79m)

Fitted with a range of wall and base units, laminate flooring, plumbing for a washing machine, space for a tall fridge/freezer, freestanding oven with 4-ring gas hob, stainless steel sink with drainer and mixer tap, and a double-glazed window overlooking the rear garden.

Conservatory

Dimensions: 12' 3" x 7' 4" (3.73m x 2.23m)

A lovely second reception area featuring double-glazed windows to the side, patio doors opening to the rear, wall lights, and laminate flooring—ideal as a garden room or peaceful retreat.

Bedroom One

Dimensions: 11' 3" x 9' 11" (3.43m x 3.01m)

A well-proportioned double bedroom with fitted wardrobes, carpet flooring, built-in storage housing the water cylinder, electric heater, and internal window offering borrowed light from the conservatory.

Bedroom Two

Dimensions: 10' 2" x 9' 3" (3.10m x 2.81m)

Another comfortable double bedroom, also with fitted wardrobes, carpet flooring, electric heater, and a double-glazed window to the front.

Shower Room

Dimensions: 7' 3" x 6' 1" (2.21m x 1.85m)

Comprising a modern three-piece suite: spacious walk-in shower, low flush WC, and wash basin set into a vanity worktop with built-in shelving. Finished with laminate flooring and a wall-mounted electric towel heater.

Outside

To the front of the property, there is a private allocated parking space, offering convenient access for residents and guests.

To the rear, the property enjoys access to well-maintained communal gardens, providing a tranquil and picturesque setting. This attractive outdoor space features mature planting and a pleasant seating area, ideal for relaxing, socialising, or enjoying a morning coffee in peaceful surroundings.

EPC Rating: D59

Please contact us for further details of the full EPC

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Tenure: Leasehold
Leasehold
Term: 189 years from October 1990 – Approx 153 years remaining
Service charge Approx: £1708 pa

Council Tax Band B
Property Type: Bungalow
Construction type Brick built
Heating Type Electric 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, allocated.

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.

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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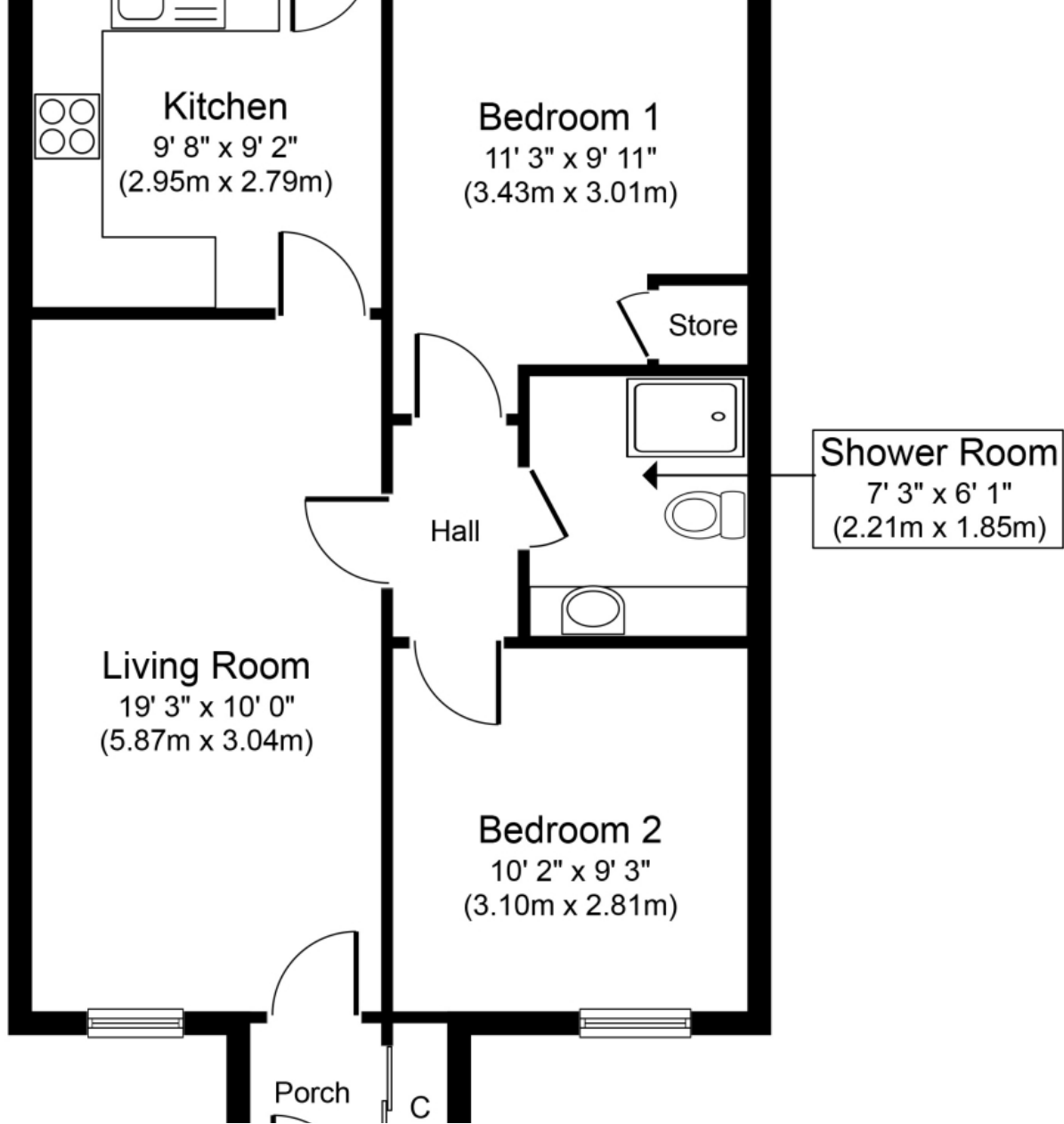




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 30 Holly Court , WF1

