



£230,000

TENURE : FREEHOLD

Rooks Nest Road, Wakefield, WF1

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Spacious three-bedroom detached family home

Modern kitchen/dining room

Newly fitted family bathroom

Spacious living room with log burner

Three good-sized bedrooms

Private driveway and additional gated off-road parking

Movenowproperties.com LTD
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01924 249349

MoveNow
Properties

Website:

MoveNowProperties are proud to present this spacious three-bedroom detached family home, offering well-presented accommodation, a modern kitchen/dining room, newly fitted bathroom and excellent outdoor space. The property also benefits from private and additional off-road parking, a larger-than-average detached garage and an enclosed, low-maintenance rear garden. Must be viewed to be appreciated.

Living Room

Measurements: 15'5" x 12'8" (4.70m x 3.87m)

The spacious living room provides a welcoming main reception space, featuring a log burner, creating a cosy focal point for the room. The space benefits from carpet flooring, two radiators and double-glazed windows, including a front-facing window offering a pleasant outlook towards the fields.

A frosted double-glazed side window provides additional natural light, while the staircase leads to the first-floor accommodation.

Kitchen/Dining Room

Measurements: 17'9" x 10'3" (5.42m x 3.13m)

The modern kitchen/dining room is a fantastic space for both everyday family life and entertaining. Fitted with a range of wall and base units, complementary work surfaces and useful storage, the kitchen combines practicality with contemporary style.

Features include an integrated oven and hob with cooker hood above, sink and drainer with mixer tap, recessed spotlights and wood-effect laminate flooring.

The room benefits from multiple double-glazed windows overlooking the side and rear, along with patio doors opening directly onto the enclosed rear garden. A composite side door provides additional access.

Stairs & Landing

The first-floor landing features carpet flooring, recessed spotlights and a frosted double-glazed side window. There is also access to the loft, which is partially boarded, providing useful additional storage space. Doors lead to all three bedrooms and the family bathroom.

Bedroom One

Measurements: 12'0" x 9'9" (3.87m x 2.98m)

A spacious double bedroom with carpet flooring, radiator and double-glazed window overlooking the front of the property, with a pleasant field-side outlook.

Bedroom Two

Measurements: 10'5" x 9'9" (3.17m x 2.97m)

A further well-proportioned double bedroom, featuring carpet flooring, radiator and double-glazed window.

Bedroom Three

Measurements: 8'6" x 8'5" (2.59m x 2.56m)

A good-sized third bedroom offering excellent flexibility for use as a child's bedroom, guest room, dressing room or home office. The room benefits from carpet flooring, radiator and a front-facing double-glazed window.

Bathroom

Measurements: 7'7" x 5'5" (2.31m x 1.65m)

The newly fitted family bathroom is finished to a high standard, featuring stylish gold accessories and contemporary tiling to the walls and floor.

The suite comprises a low-flush WC, concealed cistern, wash basin set within a modern vanity unit and a P-shaped bath with an overhead waterfall shower. Further features include recessed spotlights, a gold heated towel rail and frosted double-glazed windows to the side and rear.

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Outside

To the front of the property is a low-maintenance garden and private driveway, providing convenient off-road parking.
A shared driveway leads to the rear of the property, where there is additional off-road parking behind double gates.

The enclosed rear garden features a pleasant patio area accessed directly from the kitchen/dining room, fenced boundaries and an artificial lawn, creating an attractive and low-maintenance outdoor space. Further gates provide access to a useful garden shed.

Detached Garage

Measurements: 21'1" x 12'4" (6.43m x 3.76m)

A particular benefit of the property is the larger-than-average detached garage, which benefits from power and provides excellent storage or workshop potential.

Location

Situated in the popular area of Outwood, the property offers convenient access to local amenities, schools and transport links, while providing a pleasant residential setting with attractive field-side views.
An internal inspection is highly recommended to appreciate the space, presentation and versatility this property has to offer.

EPC Rating: C
Please contact us for further details of the full EPC

Tenure: Freehold
Council Tax Band B
Property Type: 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: Off road.
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.

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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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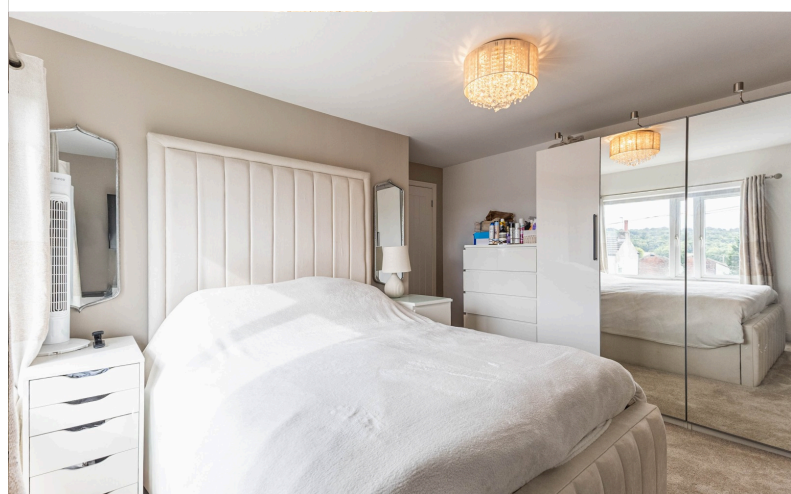
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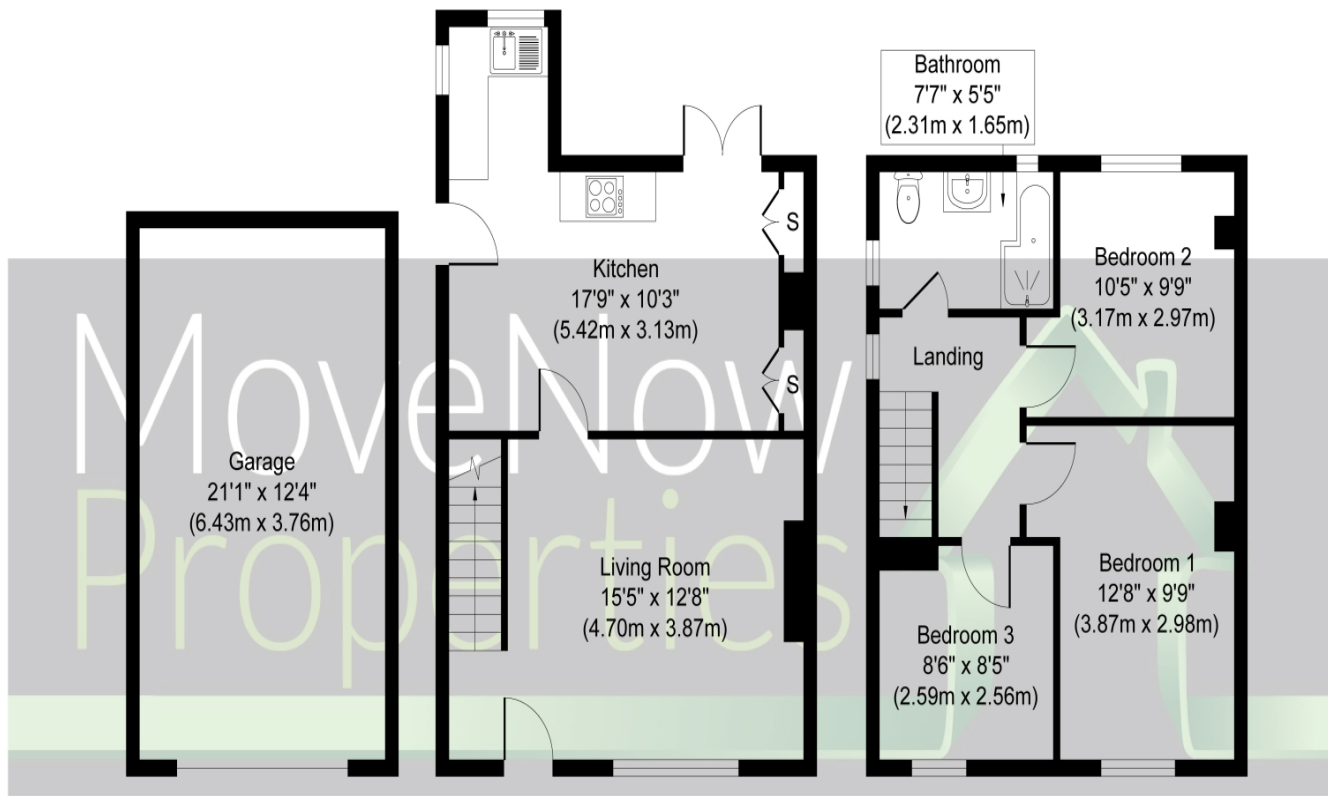




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Garage
Approximate Floor Area
260 sq. ft
(24.18 sq. m)

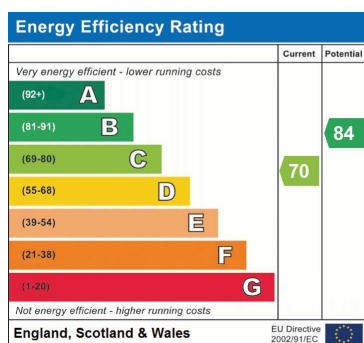
Ground Floor
Approximate Floor Area
444 sq. ft
(41.23 sq. m)

First Floor
Approximate Floor Area
415 sq. ft
(38.57 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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