





£220,000

TENURE : FREEHOLD

Newton Close, Wakefield, WF1

Bedrooms : 3 **Bathrooms : 1** **Reception Rooms : 1**

- **Three well-proportioned bedrooms**
- **Spacious open-plan living and dining area**
- **Modern shower room**
- **Enclosed carport with lighting**
- **power**
- **and water supply**

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01924 249349

Website:

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Movenowproperties are delighted to offer this spacious and well-maintained three-bedroom semi-detached property for sale, ideally situated in a highly sought-after location. The home benefits from a generous living/dining area, enclosed rear garden, off-road parking with a private drive, enclosed carport, and a useful outbuilding for additional storage. A viewing is highly recommended to fully appreciate all that this property has to offer.

Accommodation Details

Entrance Hall
UPVC entrance door leading into a welcoming hallway with radiator, alarm panel, and staircase to the first floor.

Living/Dining Room
Measurements: 23'5" x 12'8" (7.13m x 3.85m)
Spacious open-plan area featuring wood-effect laminate flooring, wall lights, radiators, a large double-glazed window overlooking the front, and patio doors opening onto the enclosed rear garden.

Kitchen
Measurements: 8'11" x 8'2" (2.73m x 2.49m)
Fitted with a range of wall and base units with under-counter lighting and complementary work surfaces. Includes integrated electric oven, induction hob with extractor above, sink and drainer, tiled splashbacks, plumbing for a washing machine, and space for a fridge-freezer. A rear external door provides access to the garden.

Stairs & Landing
Carpeted staircase and landing with frosted double-glazed side window, loft access (fully boarded for storage), and doors leading to the bedrooms and bathroom.
Bedrooms

Bedroom One
Measurements: 12'0" x 9'8" (3.66m x 2.95m)
Spacious double bedroom with carpet flooring, radiator, and large double-glazed window overlooking the front. Coving to ceiling.

Bedroom Two
Measurements: 10'8" x 9'1" (3.26m x 2.77m)
Double bedroom with carpet flooring, radiator, and double-glazed window with a rear aspect.

Bedroom Three
Measurements: 9'2" x 5'9" (2.79m x 1.75m)
Single bedroom, ideal for a child's room or office, with carpet flooring, radiator, and front-facing double-glazed window.
Shower Room
Measurements: 6'4" x 5'5" (1.94m x 1.66m)
Modern suite comprising a corner walk-in shower, wall-mounted wash basin, low-level WC, chrome heated towel rail, fully tiled walls, and frosted double-glazed window to the rear. Finished with tile-effect vinyl flooring.
External Areas

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Front
Private driveway providing off-road parking for several vehicles.

Enclosed car port
Measurements: 15'10 x 7' 8" (43.82m x 2.33m)
Enclosed carport with power, lighting, and water feed, accessible via secure external doors to both front and rear.

Rear Garden
Enclosed, low-maintenance, south facing rear garden with paved patio area, fenced boundaries, outdoor water tap and electrics and a useful brick-built outbuilding equipped with lighting and power.

Location
The property is located just off Leeds Road close to M1 for those commuting and great transport links to several cities. Close to local amenities and well-reviewed restaurants, pharmacies, and even a hospital all within walking distance.

EPC Rating: D67
Please contact us for further details of the full EPC

Tenure: Freehold
Council Tax Band B
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
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, drive and car port.
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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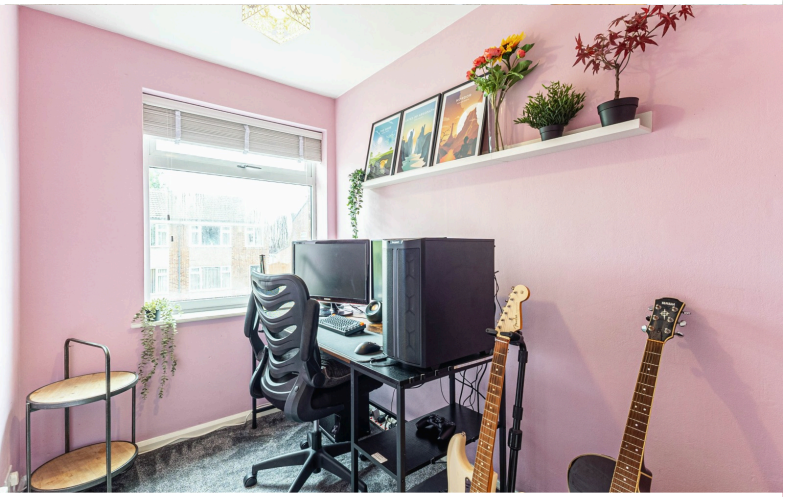
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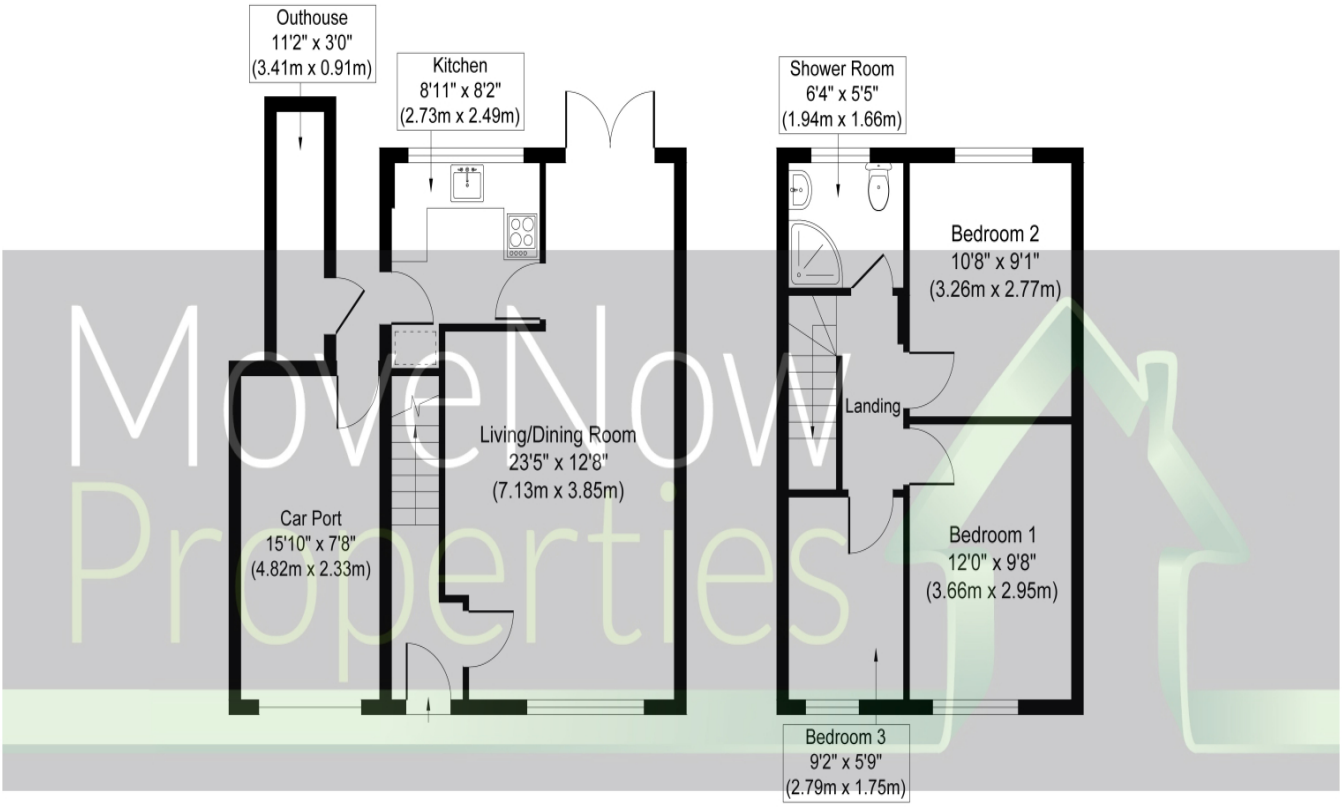



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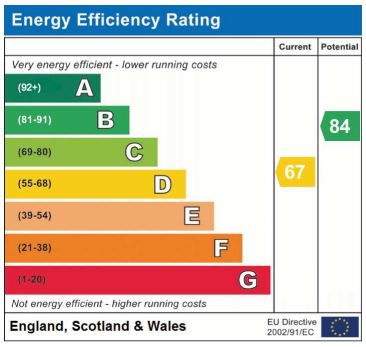
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Ground Floor
Approximate Floor Area
512 sq. ft
(47.55 sq. m)

First Floor
Approximate Floor Area
364 sq. ft
(33.86 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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