



£350,000

TENURE : FREEHOLD

Westfield Rise, Wakefield, WF2

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

Three-bedroom detached family home

Bright and spacious living room with dual aspect windows

Modern kitchen/diner with breakfast island

Downstairs WC

Bi-fold doors opening to enclosed rear garden

Principal bedroom with fitted wardrobes and ensuite

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

01924 249349



Website: <https://movenowproperties.com>

MoveNow Properties are proud to present this beautifully presented three-bedroom detached family home, ideally located on the popular Westfield Rise in Wakefield. Offering modern living throughout, generous room sizes, and excellent outdoor space, this property is perfect for families and professionals alike.

Entrance Hall

A welcoming entrance hall featuring stylish Amtico flooring and a composite entrance door with floor-to-ceiling side glass panels, allowing plenty of natural light. Doors provide access to the living room, kitchen, and downstairs WC, with stairs leading to the first floor.

Living Room

Measurements: 16'5" x 12'5" (4.94m x 3.78m)

A bright and spacious living room with soft carpet flooring and dual aspect double-glazed bay and side windows, flooding the room with natural light. Two radiators ensure a warm and comfortable space for relaxing.

Kitchen / Diner

Measurements: 18'10" x 16'2" (5.74m x 4.94m)

A modern and stylish kitchen/diner fitted with a range of wall and base units complemented by quality work surfaces and upstands. Features include a 1.5 sink with mixer tap, mirrored splashback, four-ring induction hob, integrated double oven, dishwasher, fridge freezer, and washing machine. The breakfast island provides additional workspace and seating. The dining area is enhanced by bi-fold doors opening onto the rear garden, creating a perfect space for entertaining.

Downstairs WC

Measurements: 5'7" x 3'6" (1.69m x 1.06m)

A convenient ground floor WC fitted with a low-level WC, wash basin set within a vanity unit, radiator, and part-tiled walls.

Stairs and Landing

Carpeted stairs lead to a bright landing with a double-glazed window to the side. There is a useful storage cupboard housing the boiler, along with access to a partially boarded loft.

Bedroom One

Measurements: 14'4" x 12'2" (4.36m x 3.71m)

A generously sized double bedroom featuring carpet flooring, a large front-facing double-glazed window, radiator, and fitted wardrobes with both standard and mirrored sliding doors.

Ensuite

Measurements: 7'8" x 4'6" (2.33m x 1.36m)

A modern ensuite comprising a low-level WC, wash basin set within a stylish vanity unit, and a double walk-in shower with waterfall showerhead. Fully tiled walls and flooring, recessed spotlights, chrome towel radiator, and a frosted double-glazed window complete the space.

Bedroom Two

Measurements: 12'6" x 9'1" (3.81m x 2.77m)

A well-proportioned double bedroom with carpet flooring and dual aspect double-glazed windows overlooking the side and rear. Fitted wardrobes with sliding doors provide excellent storage.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

[01924 249349](tel:01924 249349)



Website: <https://movenowproperties.com>

Bedroom Three

Measurements: 9'9" x 6'8" (2.97m x 2.04m)

A comfortable third bedroom with carpet flooring, radiator, and a rear-facing double-glazed window, ideal as a bedroom, nursery, or home office.

Family Bathroom

Measurements: 7'5" x 5'10" (2.27m x 1.78m)

A contemporary family bathroom featuring full tiling to walls and floor, a modern panelled bath with overhead shower and glass screen, wash basin set within a vanity unit, low-level WC, chrome towel radiator, recessed spotlights, and a frosted double-glazed window.

Outside

To the front of the property is a lawned garden with a driveway to the side leading to the detached garage, providing ample off-street parking.

The rear garden is spacious and fully enclosed, offering a patio seating area, lawn, fenced boundaries, and space for a garden shed, making it ideal for families and outdoor entertaining.

Garage

Measurements: 20'0" x 10'1" (6.10m x 3.07m)

A detached garage equipped with power, lighting, an electric up-and-over door, wall and base units, and a sink with mixer tap—ideal for storage, workshop use, or additional utility space.

Local Area

Westfield Rise is situated in a popular residential area of Wakefield, offering excellent access to local amenities, schools, and transport links. The property is conveniently located for access to Wakefield city centre, which provides a wide range of shops, restaurants, and leisure facilities.

For commuters, there are strong road connections via the M1 motorway network, as well as nearby train stations offering direct routes to Leeds, Sheffield, and beyond. The area also benefits from local parks, green spaces, and reputable schools, making it an ideal location for families.

EPC Rating: A

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band D

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

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

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

01924 249349

Website: <https://movenowproperties.com>



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.

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.

Movenowproperties.com LTD

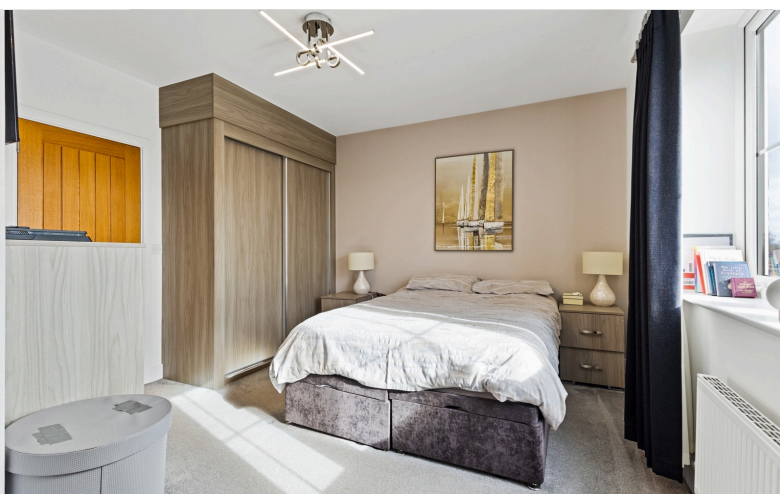
10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

01924 249349



Website: <https://movenowproperties.com>

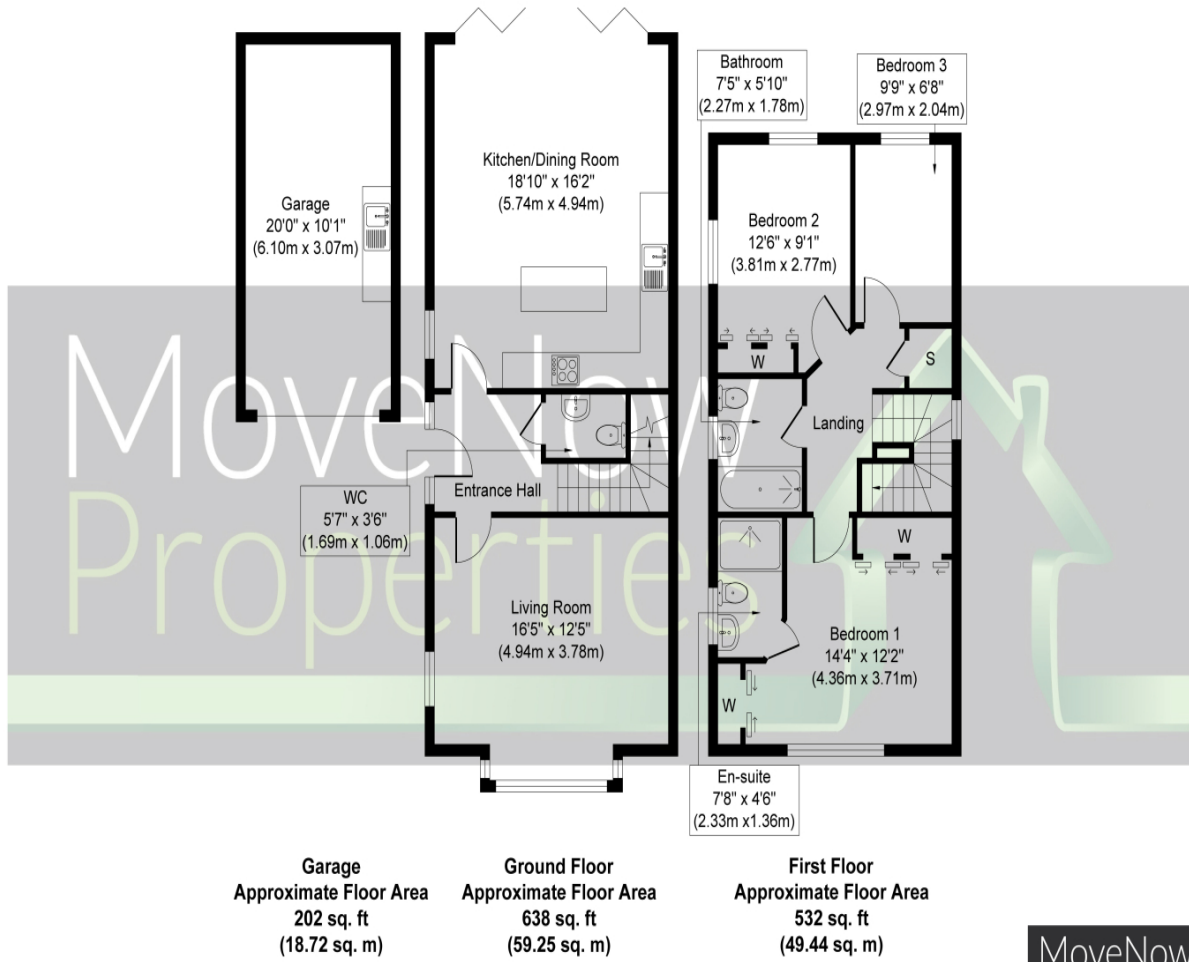




Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349





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.

Copyright V360 Ltd 2026 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	99	101
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Westfield Rise, Wakefield, WF2

