



£160,000

TENURE : FREEHOLD

Cow Lane, Havercroft, WF4

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

No onward chain

Three-bedroom semi-detached property

Spacious living room

Open-plan kitchen/dining room

Modern fitted kitchen with integrated appliances

Ground floor WC

Movenowproperties.com LTD
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Movenowproperties are proud to present this well-presented three-bedroom semi-detached property, offered to the market with no onward chain.

The property provides well-proportioned accommodation arranged over two floors and benefits from a spacious living room, a modern kitchen/dining room, three bedrooms, a family bathroom and a ground floor WC. Externally, the property offers driveway parking for several vehicles, a spacious low-maintenance rear garden and useful additional outdoor storage.

Entrance

The property is entered via a UPVC entrance door, leading into the entrance hall. The entrance features tiled flooring, a vertical chrome radiator and access to the ground floor WC. There is also plumbing available for a washing machine.

Ground Floor WC

Measurements: 4'7" x 2'9" (1.39m x 0.85m)

The ground floor WC is fitted with a WC and benefits from wall tiling and a frosted double-glazed window overlooking the side elevation.

Living Room

Measurements: 16'6" x 8'11" (5.02m x 2.72m)

A well-proportioned living room featuring carpet flooring, a radiator and a stylish vertical chrome radiator. A double-glazed window overlooks the front elevation, while a UPVC external door with frosted glazing provides additional access to the front of the property.

Kitchen/Dining Room

Measurements: 21'4" x 8'8" (6.50m x 2.64m)

The kitchen offers a range of fitted wall and base units, complemented by composite work surfaces and tiled splashbacks. There is a sink with drainer grooves and mixer tap, a double-glazed window overlooking the side elevation and a Belling cooker with a six-ring gas hob and extractor hood above. Integrated appliances include a dishwasher.

The dining area provides ample space for a dining table and chairs and benefits from a radiator and patio doors opening onto the rear garden. The room is finished with attractive wood-effect flooring.

Stairs and Landing

The first-floor landing features carpet flooring, a handrail and loft hatch access. Doors lead to all three bedrooms, the family bathroom and a useful storage cupboard housing the combi boiler.

Bedroom One

Measurements: 13'2" x 8'6" (4.02m x 2.59m)

A spacious double bedroom featuring wood-effect laminate flooring, a large double-glazed window overlooking the front elevation, a radiator and a useful storage cupboard. Freestanding wardrobes are also included.

Bedroom Two

Measurements: 12'6" x 8'10" (3.80m x 2.70m)

A further double bedroom with carpet flooring, a radiator and a large double-glazed window overlooking the rear elevation. Freestanding wardrobes provide useful storage.

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Bedroom Three

Measurements: 7'10" x 8'7" (2.38m x 2.62m)

A good-sized third bedroom with carpet flooring, a radiator and a double-glazed window overlooking the rear elevation. The room is currently fitted with shelving, making it ideal for use as a home office or study, although the shelving can be removed if desired.

Bathroom

Measurements: 8'6" x 4'8" (2.59m x 1.43m)

The modern family bathroom is fitted with a contemporary white three-piece suite comprising a flush WC, pedestal wash hand basin and bath with shower attachment and mixer tap. The room benefits from partial wall tiling, a vertical heated towel rail and a frosted double-glazed window overlooking the front elevation.

Outside

To the front of the property is a gated driveway providing parking for several vehicles. The front garden benefits from fenced boundaries and established shrubs. Double gates provide access to the side and rear of the property.

The rear garden is spacious and low maintenance, featuring a large Indian sandstone patio, installed approximately in 2023, enclosed fenced boundaries and a versatile outdoor storage area.

Outdoor Storage

A fantastic additional storage space offering ample room for a variety of uses. The storage area benefits from electric sockets, lighting and patio doors opening towards the enclosed rear garden. The area is supplied by its own electrical circuit.

Additional Information

The boiler was installed in 2024 and benefits from a warranty. The electrical installation is believed to date from approximately 2022.

The property is of non-standard construction; however, it is mortgageable through specified lenders, subject to the valuer's comments and individual lender criteria.

Location

The property is situated in the popular residential area of Havercroft, within the Wakefield district. Havercroft offers a range of local amenities, including shops, schools and everyday conveniences, while the surrounding area provides access to countryside and open spaces.

The property is also well placed for access to nearby towns and cities, including Wakefield, with convenient road links providing access to the wider West Yorkshire region. The location offers a balance of residential living, local amenities and access to transport links for commuters.

EPC Rating: C75

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: Semi-detached

Construction type Whimpey Home – not built to standard construction

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.

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Parking type: Off road, large private drive

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.

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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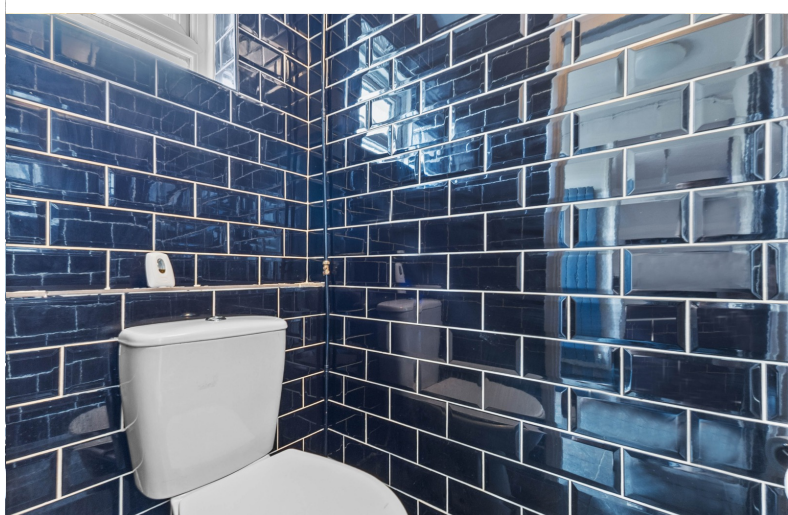
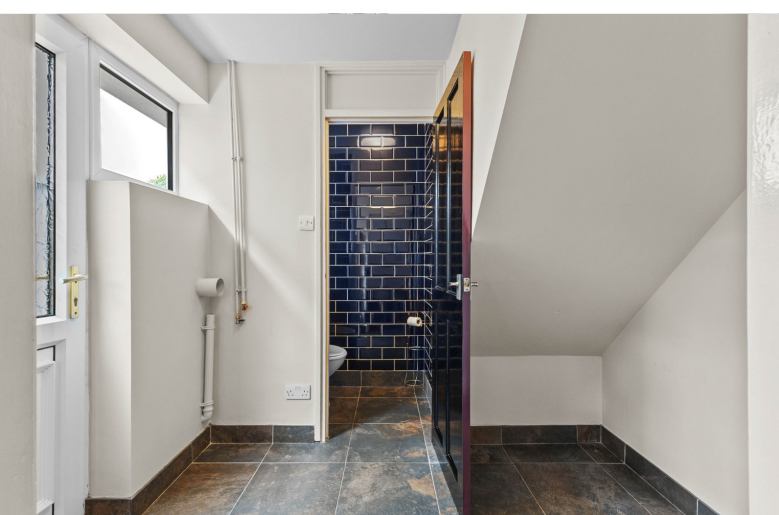
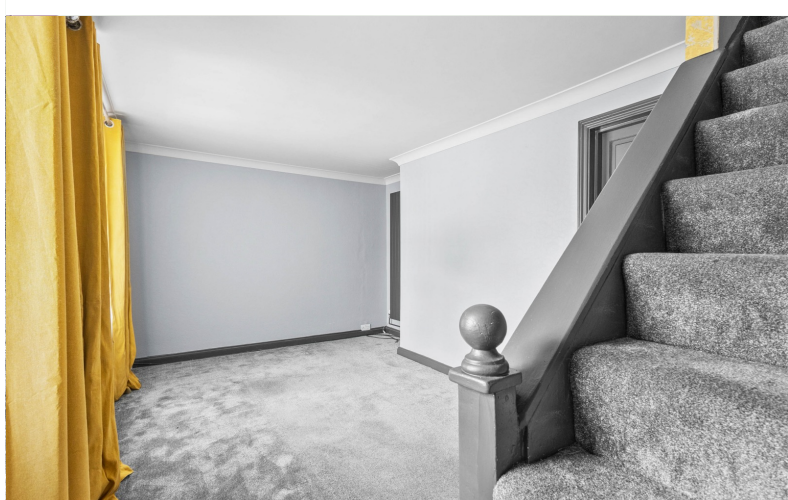
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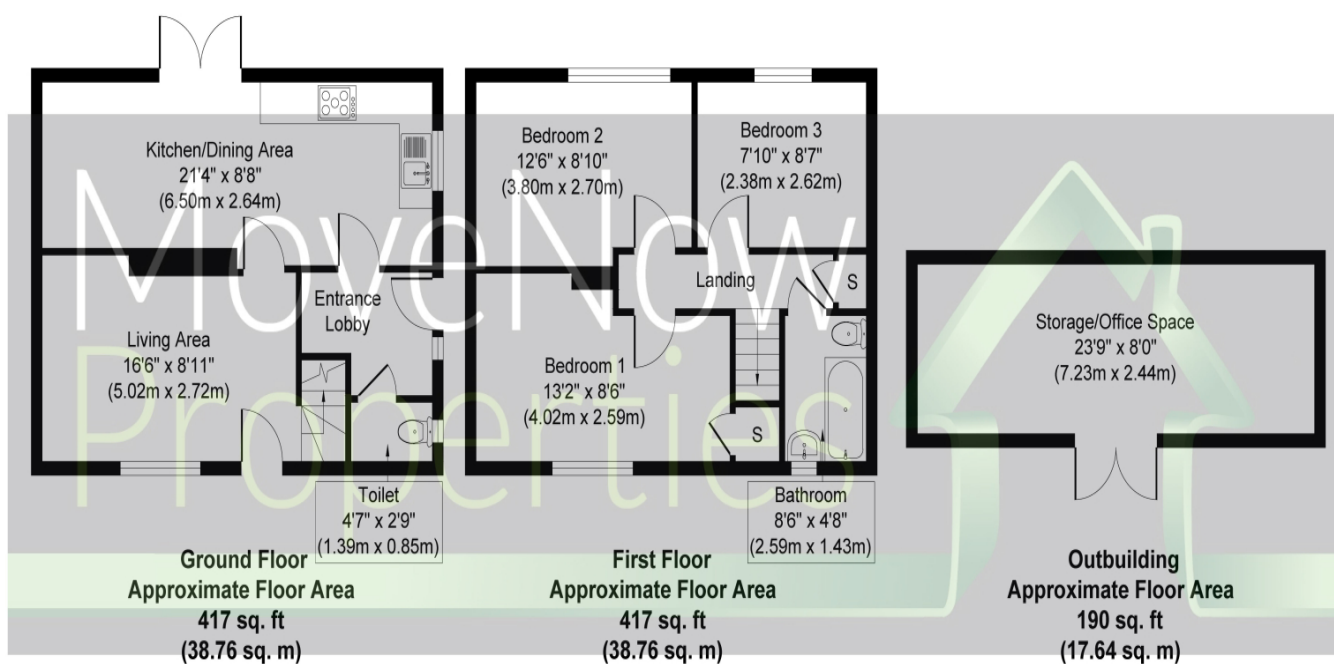
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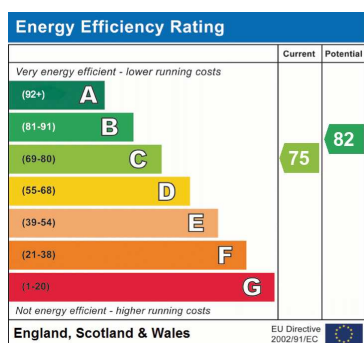






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