



£265,000

TENURE : FREEHOLD

Silcoates Lane, Wrenthorpe, WF2

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Three bedrooms

Spacious Living and Dining areas

Modern Kitchen

Family bathroom with overhead shower

Integrated Appliances

Large enclosed rear garden with decking and patio areas

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**MoveNow
Properties**

We are acting in the sale of the above property and have received an offer of £265,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

MoveNowProperties proudly present this beautifully maintained family home which offers spacious living accommodation across two floors, combining modern finishes with practical features throughout. With a large enclosed rear garden, detached garage, and multiple reception rooms, this property is ideal for growing families or anyone seeking both comfort and functionality.

Entrance Hall

A warm and welcoming entrance, accessed via a UPVC door with frosted side glass. The laminate flooring flows through, with a radiator and staircase leading to the first floor, and access to both the living room and kitchen.

Living Room: Measurements: 13'11" x 11'5" (4.25m x 3.49m)

A spacious and inviting lounge, beautifully finished with wood-effect laminate flooring and a feature fireplace with a modern surround. The double-glazed bay window overlooks the front, filling the room with natural light.

Kitchen: Measurements: 15'9" x 8'3" (4.79m x 2.51m)

A well-equipped kitchen boasting a range of wall and base units, complemented by stylish work surfaces and tiled splashbacks. Featuring a gas hob with extractor, integrated oven and grill, fridge freezer, plumbing for a washing machine, and a 1.5 stainless steel sink with mixer tap. A UPVC window overlooks the rear garden, with a side access door and useful under-stairs storage.

Dining Room: Measurements: 11'11" x 11'5" (3.62m x 3.49m)

Perfect for entertaining, the dining room features wood-effect laminate flooring, a modern anthracite radiator, and patio doors leading directly to the enclosed rear garden.

Stairs & Landing

The carpeted staircase leads to a bright landing with a side-facing double-glazed window, loft access, and doors to the bedrooms and bathroom.

Bedroom One: Measurements: 11'9" x 11'5" (3.58m x 3.49m)

A generous double bedroom with fitted carpet, radiator, and a large front-facing double-glazed window, allowing for plenty of light.

Bedroom Two: Measurements: 11'11" x 11'6" (3.64m x 3.51m)

Another spacious double bedroom with carpet flooring, radiator, and a rear-facing window enjoying scenic garden views. Freestanding wardrobes provide additional storage.

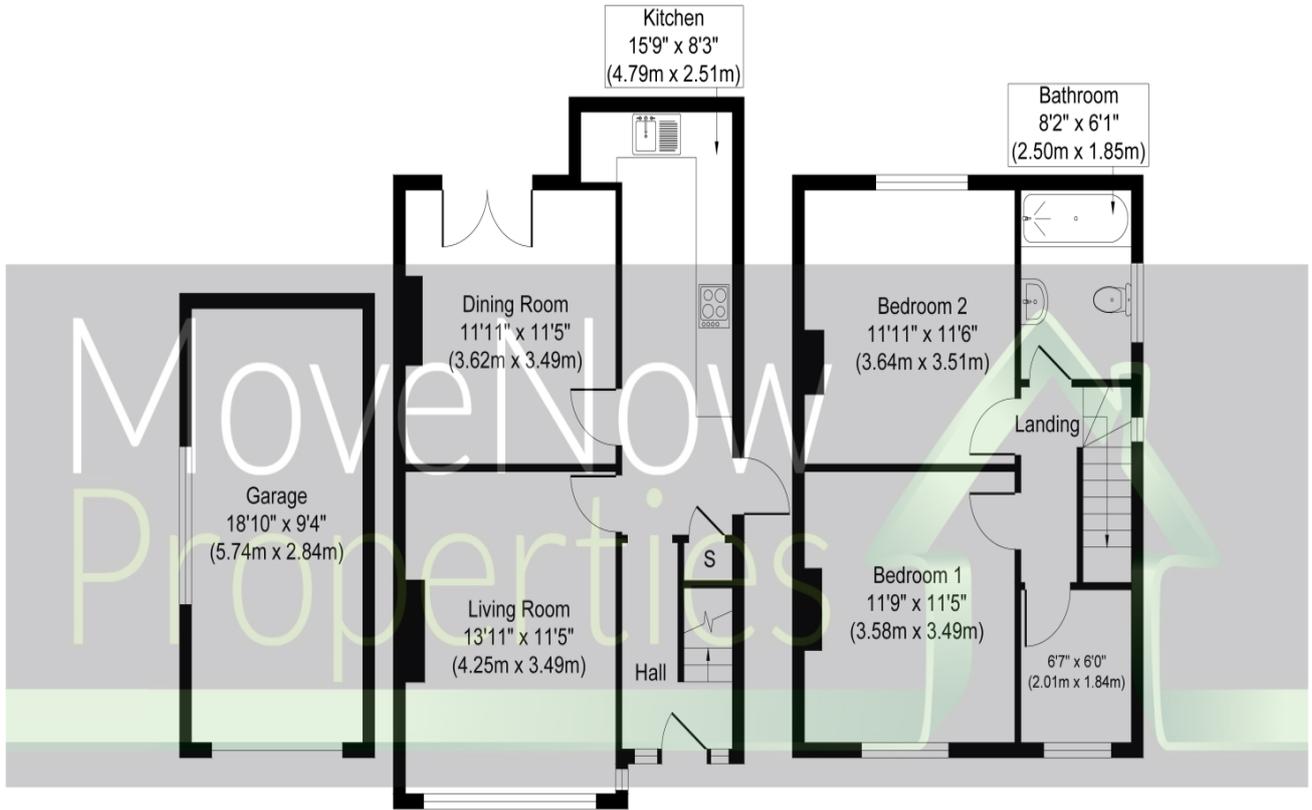
Bedroom Three: Measurements: 6'7" x 6'0" (2.01m x 1.84m)

A comfortable single bedroom with carpet flooring, radiator, and front-facing double-glazed window. Ideal as a nursery, guest room, or home office.

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Garage
Approximate Floor Area
175 sq. ft
(16.30 sq. m)

Ground Floor
Approximate Floor Area
481 sq. ft
(44.69 sq. m)

First Floor
Approximate Floor Area
426 sq. ft
(39.58 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 35 Silcoates Lane, Wrenthorpe, WF2

