



£150,000

TENURE : FREEHOLD

Brentlea Avenue, Thornes, WF2

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

**Three-bedroom Semi
Detached home
lighting**

**Driveway providing off-road
parking for multiple vehicles
and side access**

**Detached garage with power

Private rear garden with
established shrubs and lawn**

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

01924 249349

**MoveNow
Properties**

Website: <https://movenowproperties.com>

MoveNowProperties are proud to present this fantastic opportunity to acquire a spacious three-bedroom semi-detached home for sale via MODERN AUCTION. Located in the ever-popular area of Thornes. This property is ideal for those seeking a great family home with scope for some renovations, or a fabulous opportunity for first-time buyers looking to step onto the property ladder. Offering excellent potential throughout, the home benefits from a generous private garden, detached garage, and off-road parking—providing plenty of room to modernise and personalise to suit your needs.

Entrance Hall

Upon entering the property through the UPVC front door, you are welcomed into a bright entrance hall with carpet flooring, a radiator, and stairs rising to the first floor. An internal door leads through to the main living space.

Living Room / Dining Room

Measurements: 23'8" x 15'0" (7.22m x 4.56m)

This generous through-lounge offers flexible living space and features a large double-glazed bay window to the front, flooding the room with natural light. The room is carpeted throughout and includes a gas fire with surround, a radiator, and useful under-stairs storage. Double doors provide access to the kitchen, and an internal door leads to the downstairs WC.

Downstairs WC

Measurements: 5'5" x 3'2" (1.65m x 0.96m)

The ground floor cloakroom is fitted with a low flush WC, a wash hand basin, and an extractor fan—ideal for guests and everyday convenience.

Kitchen

Measurements: 15'7" x 9'0" (4.74m x 2.74m)

The kitchen is fitted with a range of wall and base units, laminate work surfaces, and tiled splashbacks. It includes a 1.5 sink with drainer, a five-ring gas hob with integrated oven and grill, and a cooker hood above. Two double-glazed windows overlook the side and rear, while a UPVC door opens to the outside, providing side access to the property.

Stairs & Landing

Carpeted stairs with a handrail lead to the first-floor landing, where a frosted double-glazed window to the side provides natural light. Doors lead to all three bedrooms and the bathroom, and a loft hatch offers access to the attic space.

Bedroom One

Measurements: 12'2" x 11'9" (3.71m x 3.59m)

A spacious front-facing double bedroom with carpet flooring, a radiator, and a double-glazed window offering views over the front of the property.

Bedroom Two

Measurements: 11'10" x 8'11" (3.61m x 2.73m)

The second bedroom is also a double and located at the rear of the house. It features carpeted flooring, a radiator, wall-mounted lighting, and a double-glazed window overlooking the rear garden.

Bedroom Three

Measurements: 8'5" x 6'4" (2.56m x 1.93m)

This single bedroom is situated at the front of the property and would make an ideal home office, nursery, or child's bedroom. It includes carpet flooring, a radiator, a double-glazed window, and a built-in storage cupboard above the bulkhead.

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Bathroom

Measurements: 6'2" x 5'9" (1.89m x 1.76m)

The family bathroom is fitted with a low flush WC, pedestal wash basin, and a shower. A frosted double-glazed window overlooks the rear of the property, and there is also a radiator for comfort.

Outside Space

Front

To the front of the property is a driveway providing off-road parking for several vehicles, which leads to a detached garage. There is also an outdoor tap and gated side access.

Rear Garden

The rear garden is private and mainly laid to lawn, with mature shrubs providing a pleasant and secluded outdoor space.

Detached Garage

Measurements: 20'8" x 9'10" (6.31m x 3.00m)

The detached garage is accessed via an up-and-over door and includes power, lighting, and two double-glazed windows to the side and rear. A UPVC side door offers access to the garden, making it ideal for storage or workshop use.

EPC Rating: C

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, private drive & garage

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.

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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.

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.

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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.

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.

Auctioneer Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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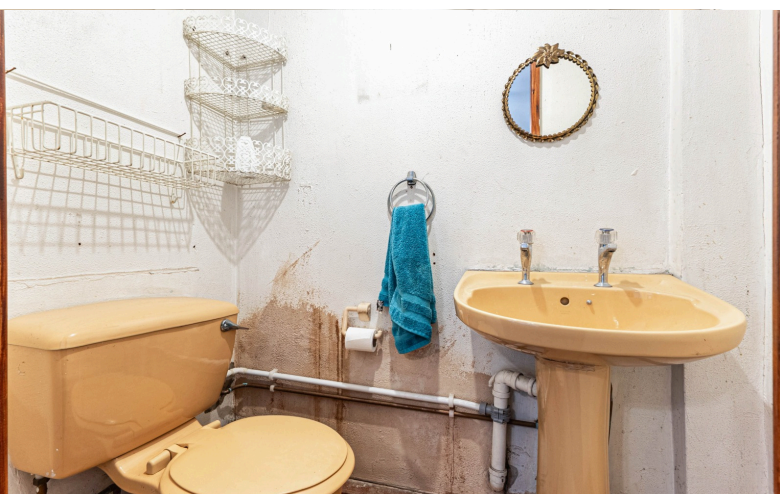
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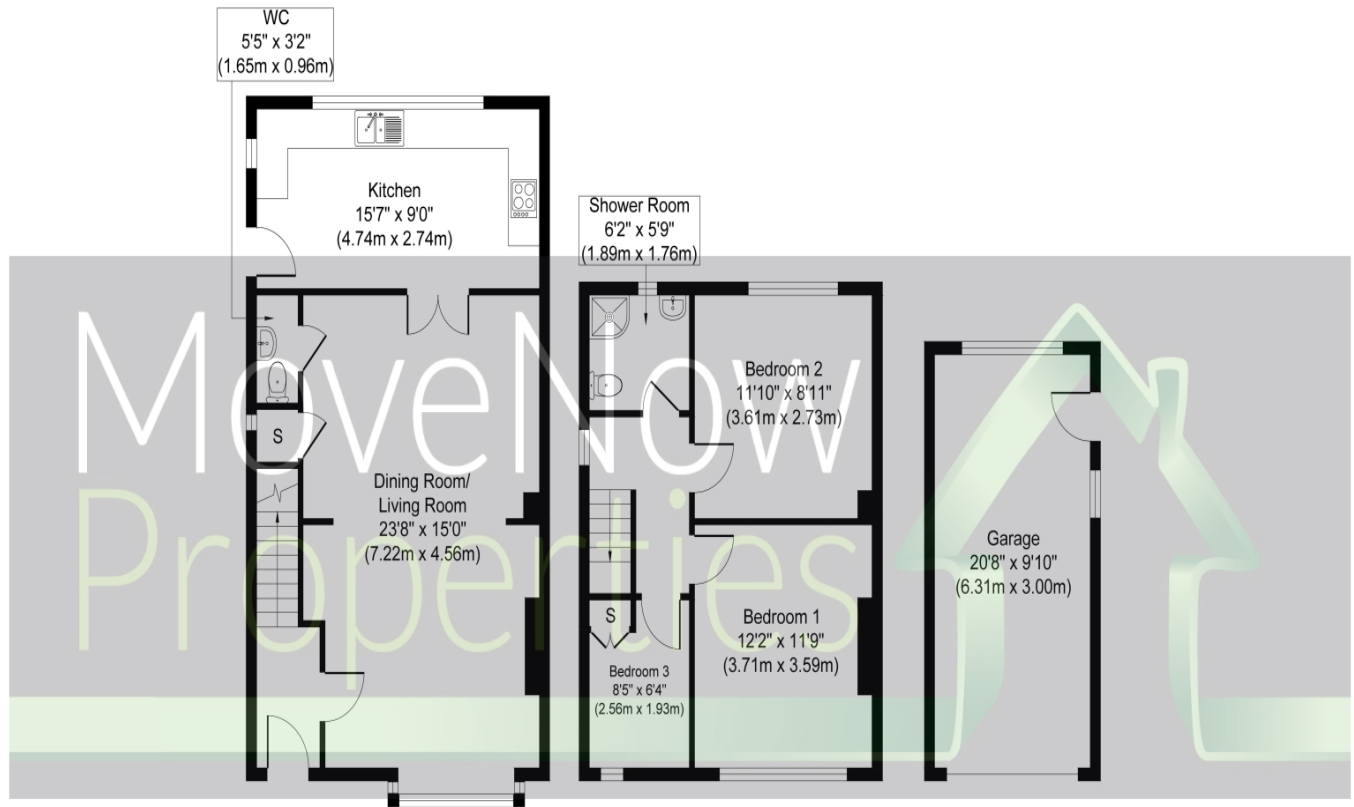
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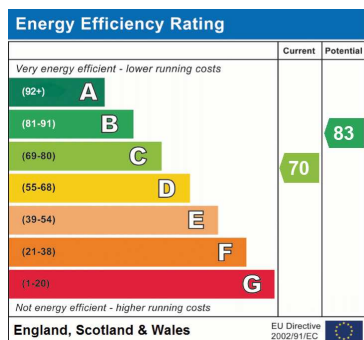






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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