



**Offers over £130,000**

**TENURE : FREEHOLD**

**Maybush Road, Agbrigg, WF1**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Two double bedrooms**

**New carpet and laminate flooring throughout**

**Single garage with off road parking**

**Spacious living room with patio doors to rear garden**

**Modern fitted kitchen with integrated appliances and granite worksurfaces**

**Contemporary three-piece bathroom with mains shower**

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

**01924 249349**



**Website: <https://movenowproperties.com>**

Movenowproperties would like to present this well-maintained two-bedroom home, offering spacious accommodation, modern fittings, and a private rear garden—ideal for first-time buyers, small families, or investors alike.

### **Entrance Hall**

A welcoming entrance hall accessed via a UPVC door, featuring laminate flooring, a radiator, and stairs rising to the first floor. Doors lead through to the kitchen and living room.

### **Kitchen**

**Measurements: 10'0" x 5'7" (3.05m x 1.70m)**

The kitchen is fitted with a range of wall and base units complemented by granite work surfaces and upstands. It includes an inset sink with mixer tap and drainer, an integrated oven, four-ring electric hob with cooker hood above, and plumbing for a washing machine. There is also space for an under-counter fridge.

### **Living Room**

**Measurements: 16'5" x 12'0" (5.00m x 3.65m)**

A spacious and bright living area with laminate flooring and two radiators. The room features a focal point electric fire and benefits from patio doors opening directly onto the enclosed rear garden. There is also a useful under-stairs storage cupboard.

### **Stairs and Landing**

With carpeted flooring and handrail, the landing provides access to all first-floor rooms. It includes a useful storage cupboard with shelving and access to the loft.

### **Bedroom One**

**Measurements: 12'0" x 8'5" (3.65m x 2.56m)**

A good-sized double bedroom positioned to the front, complete with carpet flooring, radiator, and a double-glazed window. Additional storage is provided via a cupboard over the bulkhead.

### **Bedroom Two**

**Measurements: 12'0" x 8'4" (3.65m x 2.55m)**

A second well-proportioned bedroom with carpet flooring, radiator, and a large, double-glazed window overlooking the rear garden. The room also benefits from a full storage cupboard with hanging rail.

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## **Bathroom**

**Measurements: 6'0" x 5'6" (1.82m x 1.67m)**

A modern bathroom fitted with a three-piece suite comprising a low-level WC, pedestal wash basin, and bath with overhead mains shower and glass screen. Finished with tiled walls, a chrome heated towel rail, and a frosted double-glazed window to the side.

## **Outside**

To the front of the property is a lawned garden with a pathway leading to the entrance. To the rear, there is a fully enclosed garden featuring a patio area, lawn, and fenced boundaries—ideal for outdoor relaxation. A single garage is located to the side of the property, with an up-and-over door and off-road car parking available directly in front.

## **Location**

Situated in a popular residential area, the property benefits from excellent access to local amenities, including shops, schools, and transport links. The area is well connected, making it convenient for commuting while also offering nearby green spaces for leisure and recreation

**EPC Rating: C**

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: End Terrace

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

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.

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## 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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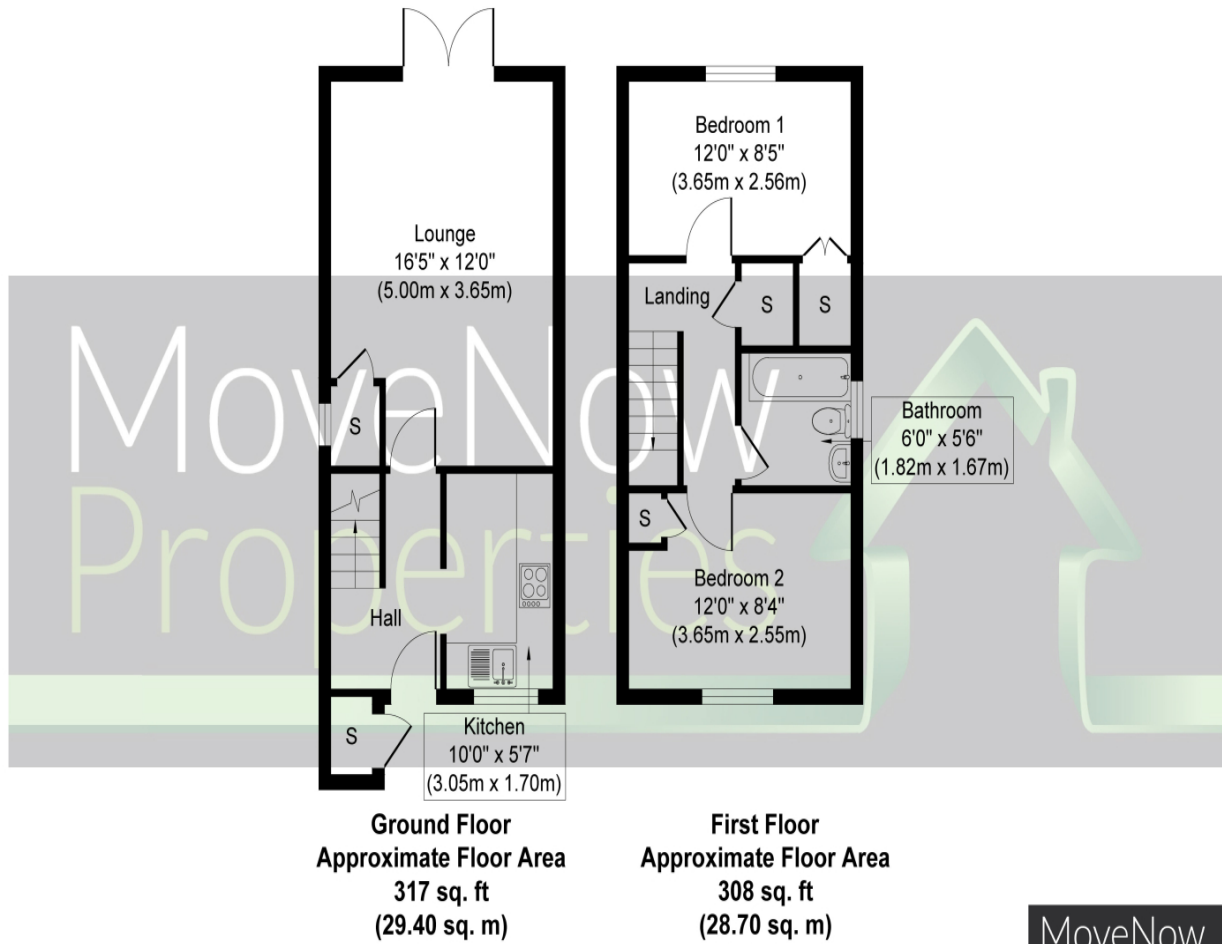












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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		88
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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