



£260,000

TENURE : LEASEHOLD

Scampston Drive, Wakefield, WF3

Bedrooms : 3

Bathrooms : 3

Reception Rooms : 2

Three bedroom semi-detached home

Popular residential development

Immaculately presented throughout

Off-street parking & single garage

En-suite to master bedroom

Modern fitted kitchen with integrated appliances

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
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01924 249349

Website: <https://movenowproperties.com>


**MoveNow
Properties**

MoveNowProperties would like to proudly present this exceptional three-bedroom semi-detached home, beautifully maintained and finished to a high standard throughout. Perfectly suited to families and professional couples alike, the property sits within a highly sought-after residential development offering convenient access to both Leeds and Wakefield.

Ground Floor

Entrance Hall

A welcoming entrance hall provides a bright first impression, with stairs rising to the first floor and access to all ground-floor accommodation.

Downstairs WC

A convenient cloakroom fitted with a WC and wash hand basin – ideal for guests and everyday practicality.

Kitchen

Measurements: 25'5" x 15'10" (7.75m x 4.83m)

The modern kitchen is fitted with a range of contemporary wall and base units, complemented by integrated appliances and ample preparation space. Designed for both style and functionality, it seamlessly connects to the open plan dining / living space.

Living / Dining Area

Measurements: 25'5" x 15'10" (7.75m x 4.83m)

A spacious open-plan living diner forms the heart of the home, offering plenty of room for relaxing and entertaining. French doors open onto the rear garden, allowing natural light to flood the space and creating a perfect indoor-outdoor flow.

First Floor

Second Reception Room / Lounge

Measurements: 15'10" x 11'8" (4.83m x 3.56m)

An elegantly proportioned second living area featuring a Juliet balcony overlooking the rear garden – an ideal relaxation space, snug, or family lounge.

Bedroom Three / Home Office

Measurements: 15'10" x 8'10" (4.83m x 2.69m)

A well-sized double bedroom currently utilised as a home office, offering versatility for modern living needs.

Shower Room

Stylish shower room fitted with a shower cubicle, WC and wash hand basin.

Second Floor

Master Bedroom

Measurements: 15'10" x 11'8" (4.83m x 3.56m)

A generous double bedroom positioned on the top floor, offering privacy and comfort, complete with its own en-suite shower room.

En-Suite

Modern en-suite comprising shower enclosure, WC and wash hand basin.

Bedroom Two

Measurements: 15'10" x 8'11" (4.83m x 2.72m)

A further spacious double bedroom, bright and well-presented.

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House Bathroom

A stunning main bathroom fitted with a contemporary three-piece suite including bath, WC and wash hand basin.

External

To the front of the property is a neat lawn garden with stone flagged pathway leading to the entrance.

To the side, a shared access driveway provides two designated parking spaces and access to the single garage, ensuring ample off-street parking.

To the rear is a private enclosed garden featuring a patio seating area and lawn – ideal for outdoor dining and family use.

Tenure: Leasehold

999 years from 1 January 2007 – Approx 980 years remaining.

Council Tax Band D

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.

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:

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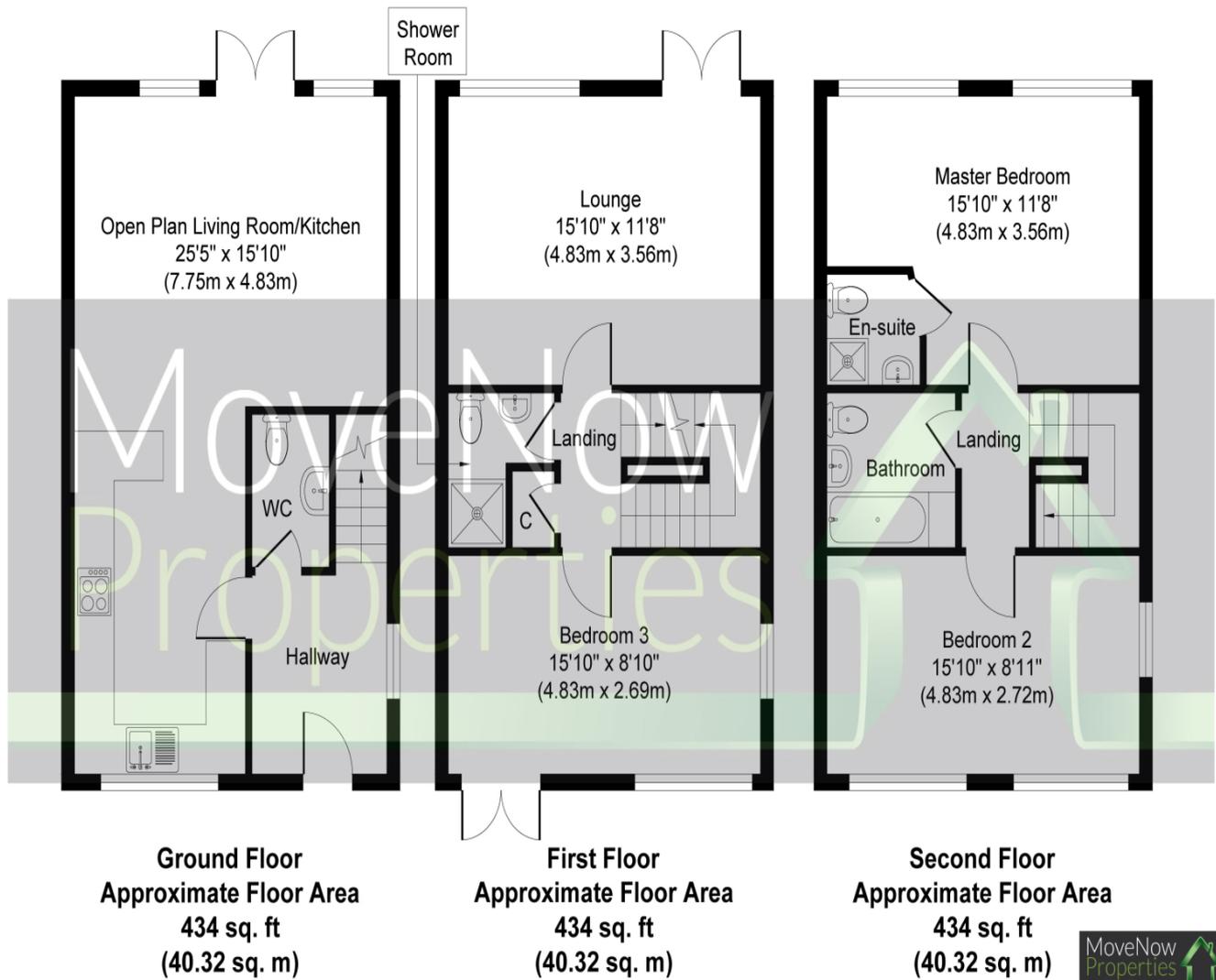
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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