



Offers in excess of £265,000

TENURE : FREEHOLD

2a Conway Road, Wakefield, WF2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Fully refurbished two bedroom detached bungalow

Spacious living room with bay window and bifold doors to patio

Full electrics rewire throughout

Brand new modern kitchen with breakfast bar

Solar panels with battery energy storage

Two double bedrooms with dual aspect windows

Movenowproperties.com LTD
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01924 249349

**MoveNow
Properties**

Website: <https://movenowproperties.com>

MoveNowProperties are pleased to present this fully refurbished two-bedroom detached bungalow, situated on a generous corner plot. Finished to a high standard throughout, the property benefits from a brand-new kitchen and shower room, full rewire, solar panels with battery storage, and a detached garage with power and EV charger. The home also offers a spacious living room with bay window and bifold doors opening onto the patio, modern kitchen with breakfast bar, two double bedrooms, private driveway parking and gardens to the front and side. Conveniently located close to local amenities, schools and excellent motorway links including the M1 and M62.

Entrance Hall

A new composite entrance door opens into a welcoming hallway with wood-effect laminate flooring and radiator. Doors lead to the living room, kitchen, shower room and both bedrooms. There is also a useful storage cupboard and loft hatch with ladder providing access to the loft space and solar panel system.

Living Room

Measurements: 14'3" x 9'10" (4.35m x 3.00)

A spacious and bright living room featuring wood-effect laminate flooring, radiator and a large double-glazed bay window overlooking the front garden. Bifold doors open onto the side patio, creating a wonderful indoor-outdoor living space ideal for entertaining.

Kitchen

Measurements: 13'9" x 10'0" (4.18m x 3.04m)

A modern and spacious brand-new kitchen fitted with a range of wall and base units with complementary work surfaces and upstands. Features include a ceramic sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, oven, hob and cooker hood above. A peninsula unit provides a breakfast bar seating area. There is plumbing for a washing machine and a cupboard housing the new combi boiler.

Bedroom One

Measurements: 9'11" x 9'11" (3.03m x 3.01m)

A generous double bedroom with carpet flooring, radiator and dual-aspect double-glazed windows overlooking the rear and side gardens, allowing plenty of natural light.

Bedroom Two

Measurements: 9'10" x 9'9" (3.00m x 2.98m)

A further double bedroom with carpet flooring, radiator and dual-aspect double-glazed windows overlooking the front and side of the property.

Shower Room

Measurements: 6'6" x 6'5" (1.99m x 1.96m)

A modern and spacious shower room featuring tiled flooring and a large walk-in shower with waterfall shower head and glass screen. There is a low-flush WC and wash basin set within a contemporary vanity unit with concealed cistern, radiator, and a frosted double-glazed window to the side.

Outside

The property occupies a generous corner plot with lawned gardens to the front and side, enclosed by walled boundaries. Gated access leads to a private driveway providing off-road parking and access to the detached garage.

Detached Garage

Detached garage with up-and-over door and side window, with power and lighting installed.

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Location

Conway Road is a well-regarded residential location. The area offers a good range of local amenities including shops, supermarkets, schools and leisure facilities. Wakefield city centre provides a wider selection of restaurants, bars and retail outlets, along with excellent transport links. The property is conveniently located for access to the M1 and M62 motorway networks, making it ideal for commuters travelling to Leeds, Sheffield and surrounding areas. Wakefield also benefits from two railway stations offering regular services to Leeds, London and beyond.

EPC Rating: C77

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band C

Property Type: Detached Bungalow

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 and 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.

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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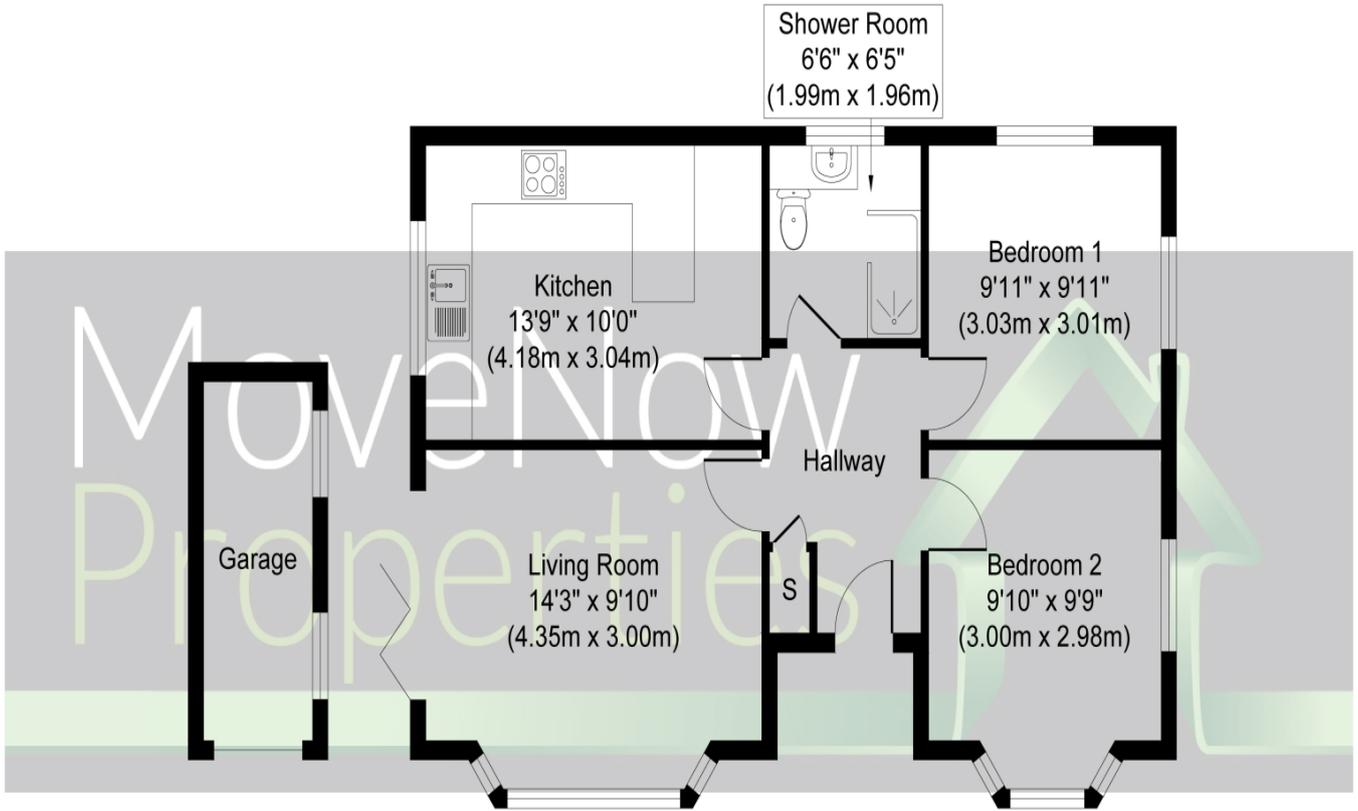
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Garage

Approximate Floor Area

625 sq. ft
(58.10 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	77	84
(55-68)	D		
(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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