



£325,000

TENURE : FREEHOLD

510 Denby Dale Road West, Wakefield, WF4

Bedrooms : 4

Bathrooms : 3

Reception Rooms : 3

Immaculately presented detached home

Impressive top-floor master / guest bedroom suite

Extended and refurbished to a high standard

Spacious lounge and versatile rear sitting room/additional bedroom

Four double bedrooms

Modern fitted kitchen/diner

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Movenowproperties are proud to present this immaculately presented and substantially improved detached home, offering versatile and spacious accommodation arranged over three floors. Extended and refurbished to a high standard, the property offers four double bedrooms, including an impressive top-floor master / guest bedroom suite with en-suite shower room. The property also benefits from a spacious lounge, a modern kitchen/diner, a versatile rear reception room, a family bathroom and a further ground floor shower room. Externally, the property offers low-maintenance gardens, off-road parking and a detached outbuilding with power, lighting and double glazing, providing an excellent space for use as a home office, gym, bar or entertainment room, as well as a separate shed for storage.

Living Room

Measurements: 17'2" x 14'0" (5.23m x 4.27m)

The property is entered through an attractive timber-framed entrance porch, with a front wooden glazed entrance door opening into the spacious lounge. The lounge is positioned at the front of the property and is a bright and welcoming reception room, offering generous space for a range of furniture. The room benefits from a front-facing double-glazed window, carpeted flooring, radiator, ceiling coving and access to the kitchen/diner.

Kitchen/Diner

Measurements: 17'7" x 14'1" (5.35m x 4.30m)

The kitchen/diner is positioned towards the centre of the property and is fitted with a range of high-gloss wall and base units, complemented by wooden shelving and granite-effect work surfaces with wooden edging. The kitchen features an inset composite sink with drainer and mixer tap, together with a chimney breast alcove housing a range cooker, splashback and extractor system. There is space and plumbing for additional appliances. The generous dining area provides ample room for a large dining table and chairs, complemented by attractive feature pendant lighting. The room benefits from a side-facing double-glazed window, together with an additional window providing views into the rear sitting room. Further features include vinyl flooring, radiator, ceiling coving, under-cupboard lighting and useful understairs storage.

Rear Hall

The rear hall features vinyl flooring, carpeted stairs leading to the first-floor landing, access to the sitting room and a UPVC double-glazed door leading to the rear garden.

Rear Sitting Room / Study

Measurements: 9'1" x 7'11" (2.77m x 2.41m)

Located at the rear of the property, this versatile extended room offers a variety of potential uses, including a second sitting room, playroom, home office, gym or occasional bedroom. The room benefits from a large rear-facing double-glazed window, Velux skylights, carpeted flooring, radiator, with access to the ground floor shower room.

Ground Floor Shower Room

Measurements: 8'1" x 3'0" (2.46m x 0.92m)

A modern shower room comprising a push-button WC, wash hand basin set within a vanity unit and a step-in shower with glass door. The room benefits from a frosted side-facing double-glazed window, tiled flooring and splashbacks, and a radiator.

First Floor Landing

The first-floor landing features carpeted flooring, a side-facing double-glazed window, ceiling coving and stairs leading to the second-floor landing. Doors provide access to bedrooms two, three and four, as well as the family bathroom.

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Bedroom Two

Measurements: 14'6" x 10'6" (4.41m x 3.20m)

A spacious double bedroom positioned at the rear of the property, featuring a rear-facing double-glazed window with pleasant views, carpeted flooring, radiator and ceiling coving.

Bedroom Three

Measurements: 14'4" x 8'3" (4.37m x 2.52m)

A further double bedroom positioned at the front of the property, featuring a front-facing double-glazed window, carpeted flooring, radiator and ceiling coving.

Bedroom Four

Measurements: 11'5" x 8'3" (3.47m x 2.56m)

Another well-proportioned double bedroom positioned at the front of the property, featuring a front-facing double-glazed window, carpeted flooring, radiator, USB points and ceiling coving.

Family Bathroom

Measurements: 6'5" x 6'1" (1.95m x 1.86m)

The family bathroom is positioned towards the rear of the first floor and comprises a push-button WC, wash hand basin set within a vanity unit and a P-shaped bath with overhead shower and glass screen. The room benefits from a rear-facing frosted double-glazed window, extractor fan and vinyl flooring, tiled walls and a radiator.

Second Floor Landing

The second-floor landing features carpeted flooring, access to a large eaves storage area and access to the master bedroom suite.

Master / Guest Bedroom

Measurements: 16'10" x 7'9" (5.12m x 2.35m)

The impressive master / guest bedroom suite occupies the second floor and offers excellent space and versatility. The bedroom benefits from a sloped ceiling, two Velux skylight windows, carpeted flooring, USB points and useful eaves storage. The room also features a central dividing wall, creating distinct areas within the bedroom, with access to the en-suite shower room.

En-Suite Shower Room

Measurements: 7'5" x 6'11" (2.25m x 2.04m)

The en-suite shower room is positioned at the side of the second-floor master bedroom and comprises a push-button WC, wash hand basin and corner step-in shower with double glass doors. The room benefits from vinyl flooring, extractor fan and splashbacks.

Outside

To the front of the property is a private driveway with double gated access leading to the rear, providing off-road parking and a secure approach. The front garden features a low-maintenance gravelled area with dwarf walling, complemented by an attractive timber-framed entrance porch and gated access to a paved pathway running alongside the property.

To the rear is a beautifully presented, low-maintenance garden designed for ease of upkeep, featuring a stylish combination of artificial lawn, stone paving and decorative pebbled borders, enclosed by wooden fencing for privacy. The garden benefits from a outside tap and external power sockets. Within the garden there is additional storage from the shed (measurements 7'7" x 7'7"). The garden provides access to a detached outbuilding (measurements: 7'5" x 16'4"), offering a versatile additional space ideal for a home office, gym, bar or entertainment room. The outbuilding benefits from power, lighting and uPVC double glazing, making it a fantastic extension of the living accommodation.

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Local Area

Situated on Denby Dale Road West in the sought-after area of Calder Grove, Wakefield, this property enjoys a convenient location combining excellent transport links, local amenities and access to beautiful countryside. The area offers a semi-rural feel while remaining within easy reach of Wakefield city centre, making it ideal for families, professionals and commuters alike.

Calder Grove is well placed for everyday conveniences, with a range of shops, supermarkets, schools and leisure facilities available nearby. The property is also ideally positioned for access to reputable local schools, including Crigglestone St James CofE Primary Academy and Horbury Academy, making this an attractive location for families.

For those who enjoy the outdoors, the property is within easy reach of open countryside and popular walking destinations, including Pugneys Country Park, offering scenic walks, family-friendly activities and green open spaces. The nearby Anglers Country Park also provides further opportunities to enjoy the surrounding countryside.

Excellent road links provide easy access towards Wakefield, Leeds and surrounding towns, while nearby transport connections make this a practical choice for commuters. Wakefield city centre offers an extensive range of shops, restaurants, bars and entertainment facilities.

A superb opportunity to enjoy the perfect balance of peaceful surroundings, modern convenience and excellent accessibility.

EPC Rating: D

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band C

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating (Boiler fitted 2022)

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

Broadband connection 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 - Permission granted for rear extension and loft conversion.

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.

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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.

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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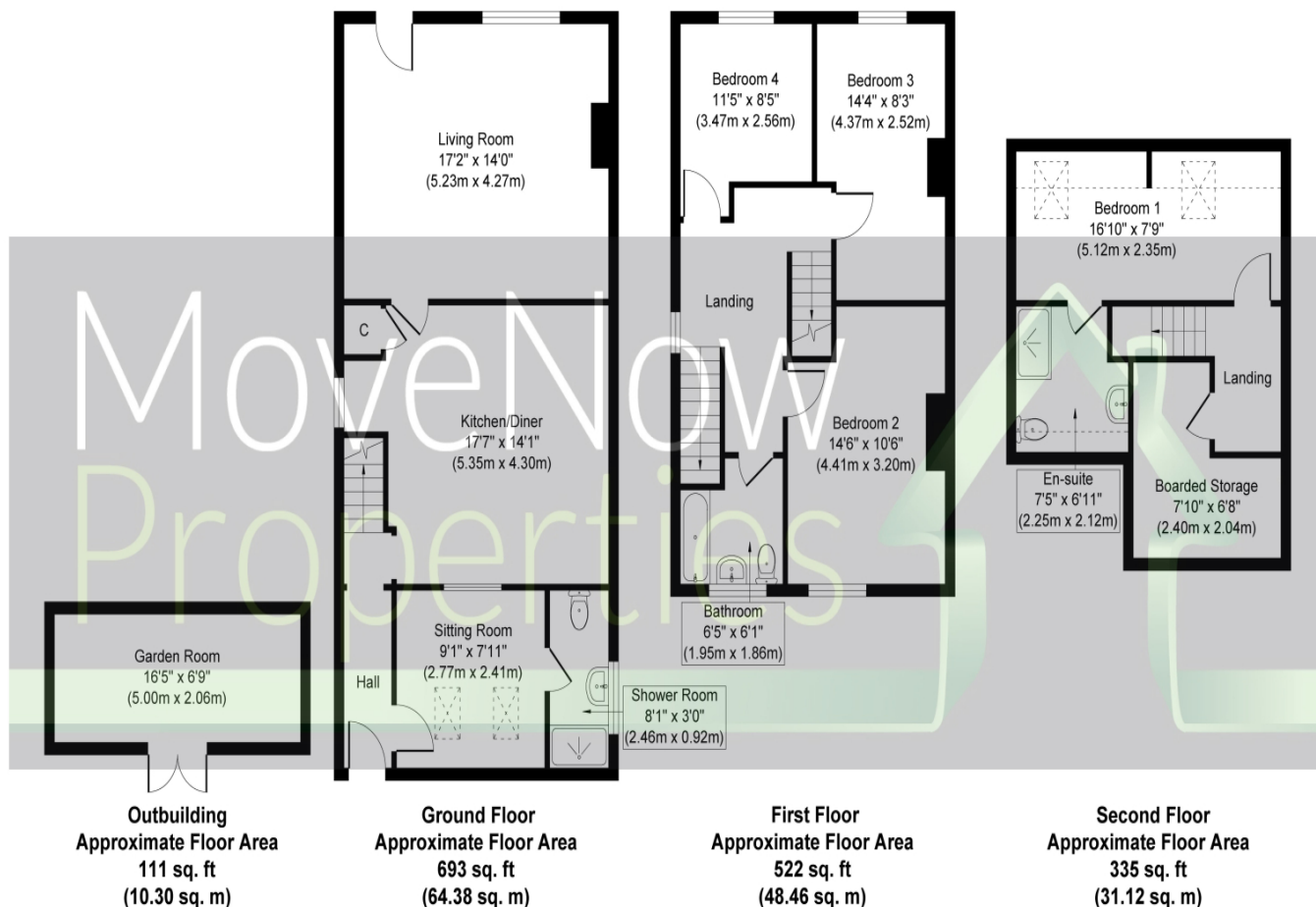
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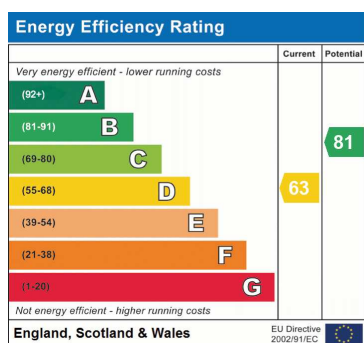






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