



**£125,000**

**TENURE : FREEHOLD**

**Norton Street, Wakefield, WF1**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Excellent Investment  
Opportunity**

**New Roof Installed (Nov 2023)**

**Ideal Renovation Project**

**Electrical Full Rewire (May  
2023)**

**Two Double Bedrooms**

**New Boiler (June 2024)  
Service annually**

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

**01924 249349**

**MoveNow  
Properties**

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

Movenowproperties are pleased to offer for sale this two-bedroom end townhouse, presenting an excellent opportunity for investors, developers, or buyers looking for a project. Offering generous room sizes throughout, off-street parking, and an enclosed rear garden, the property provides fantastic potential to add value through refurbishment and modernisation. Conveniently located close to Wakefield city centre, local amenities, and excellent transport links, this property has strong rental and resale potential.

### **Accommodation Briefly Comprises**

#### **Entrance & Living / Dining Room**

Measurements: 15'2" x 11'4" (4.63m x 3.45m)

Accessed via a side entrance door, the spacious living and dining room is positioned to the front of the property and offers excellent potential for reconfiguration or cosmetic improvement. With ample space for both lounge and dining furniture, this versatile room provides a solid foundation for modern open-plan living.

#### **Kitchen**

Measurements: 11'10" x 11'1" (3.61m x 3.39m)

Situated to the rear of the property overlooking the garden, the kitchen offers a good-sized footprint with scope for upgrading and redesign to suit a buyer's individual taste or investment requirements.

#### **First Floor Landing**

Providing access to two double bedrooms, bathroom and fully boarded loft.

#### **Bedroom One**

Measurements: 10'2" x 9'3" (3.09m x 2.81m)

A spacious double bedroom positioned to the front of the property, offering plenty of natural light and space for freestanding furniture.

#### **Bedroom Two**

Measurements: 10'0" x 9'3" (3.05m x 2.81m)

A further double bedroom located to the rear overlooking the garden, offering flexible accommodation suitable for tenants, guests, or home working.

#### **Shower Room**

Measurements: 6'6" x 5'7" (1.99m x 1.70m)

Comprising shower enclosure, wash basin, and low flush WC, the shower room offers scope for updating and improvement.

#### **Outside**

To the front of the property, double gates open onto a driveway providing valuable off-street parking. A paved pathway leads to the side entrance.

To the rear is a private enclosed garden, mainly laid to lawn with a large timber storage unit, offering further potential for landscaping or enhancement.

#### **Location**

The property is conveniently situated close to a wide range of local amenities including shops, schools, and regular bus routes, with easy access to Wakefield city center. Wakefield Kirkgate train station and excellent motorway links are also nearby, making this a popular and practical location for commuters and prospective tenants.

EPC Rating: D

Please contact us for further details of the full EPC

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Tenure: Freehold  
Council Tax Band A  
Property Type: End-terraced  
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.

### **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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**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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**Ground Floor**  
**Approximate Floor Area**  
**346 sq. ft**  
**(32.13 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**346 sq. ft**  
**(32.13 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		82
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 27 Norton Street, WF1

