



**£240,000**

**TENURE : FREEHOLD**

**Springvale Close, Sharlston Common, WF4**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**Three-bedroom semi-detached home**

**Quiet cul-de-sac location**

**Modern kitchen/dining room with integrated appliances**

**Spacious living room with feature fireplace**

**Landscaped**

**low-maintenance rear garden**

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

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

Movenowproperties are pleased to offer this beautifully presented three-bedroom semi-detached home. The property boasts a spacious living room, modern open-plan kitchen/dining area with integrated appliances, three well-proportioned bedrooms, and a stylish family bathroom. Externally, the home benefits from a private driveway, low-maintenance landscaped rear garden, and a versatile garden room, perfect for a home office or additional entertaining space.

### **Entrance Porch**

A welcoming entrance porch with radiator and a useful storage cupboard provides the perfect space for coats and shoes, leading through to the main living area.

### **Living Room**

Measurements: 15' 5" x 15' 0" (4.71m x 4.56m)

A spacious and inviting living room featuring engineered oak flooring and a contemporary log-burner style electric fire set within a modern fireplace with oak mantle. A large double-glazed window overlooks the front aspect, while recessed spotlights add a stylish finish. Stairs lead to the first floor, with additional storage beneath.

### **Kitchen/Dining Room**

Measurements: 15' 4" x 9' 5" (4.67m x 2.88m)

The heart of the home is a modern and well-appointed kitchen/dining space, fitted with a range of wall and base units and complementary oak work surfaces. Integrated appliances include a full-height fridge freezer, electric oven, gas hob with cooker hood, fridge freezer, washing machine, and dishwasher. A porcelain 1.5 sink with mixer tap and a breakfast island with oak worktop provide additional storage and seating. The dining area enjoys views over the garden, with patio doors opening directly onto the rear garden—perfect for entertaining.

### **First Floor Landing**

With carpeted flooring, handrail, radiator, and a side-facing double-glazed window. Access to a partially boarded loft with fitted loft ladders offers further storage, alongside a useful cupboard housing the combi boiler.

### **Bedroom One**

Measurements: 13' 1" x 9' 7" (3.99m x 2.92m)

A generously sized double bedroom with fitted wardrobes, providing ample hanging space and shelving. Double-glazed window overlooking the rear.

### **Bedroom Two**

Measurements: 11' 5" x 8' 4" (3.47m x 2.53m)

A further spacious double bedroom with front-facing double-glazed window.

### **Bedroom Three**

Measurements: 6' 10" x 6' 7" (2.47m x 2.09m)

A well-proportioned third bedroom, ideal as a child's room, nursery, or home office, with a front-facing window.

### **Bathroom**

Measurements: 6' 6" x 5' 6" (1.97m x 1.68m)

A modern family bathroom comprising a low-level WC, pedestal wash basin, and bath with central mixer tap, overhead shower and glass shower screen. Finished with part-tiled walls, chrome heated towel rail, recessed spotlights, and a side-facing window.

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## Outside

To the front, the property benefits from a lawned garden with a pathway leading to the entrance. A private driveway to the side provides off-road parking. The rear garden is beautifully landscaped for low maintenance, featuring artificial turf, an Indian stone patio seating area, and fenced boundaries—ideal for relaxing and entertaining. A double shed with power provides additional storage and currently houses laundry appliances.

## Garden Room

Measurements: 11' 1" x 10' 2" (3.39m x 3.10m)

A standout feature of this home is the versatile garden room, complete with wood-effect laminate flooring, double-glazed windows, sliding patio door, recessed lighting, and an electric heater. This flexible space is perfect for use as a home office, gym, games room, or additional living area.

## Location

Situated in the popular WF4 postcode area, the property benefits from a peaceful setting while remaining well-connected to local amenities, schools, and transport links.

Tenure: Freehold

Council Tax Band B

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, private drive

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.

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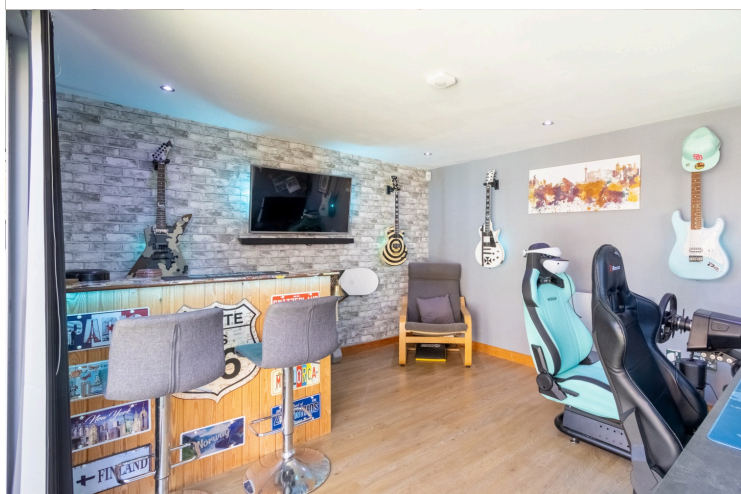
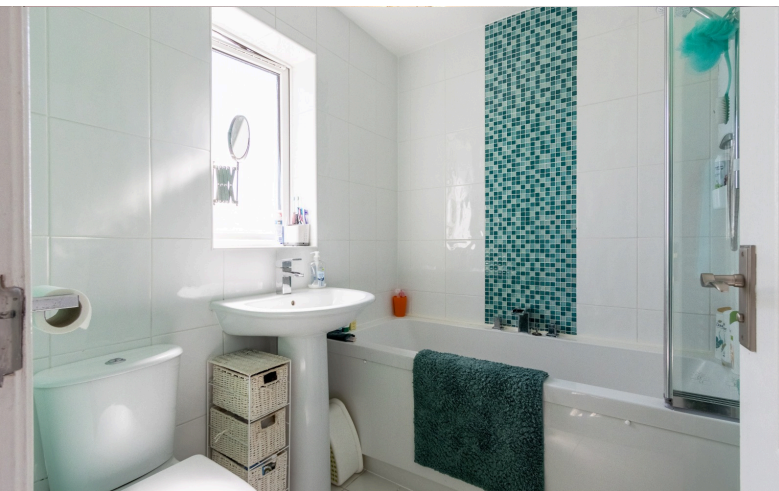
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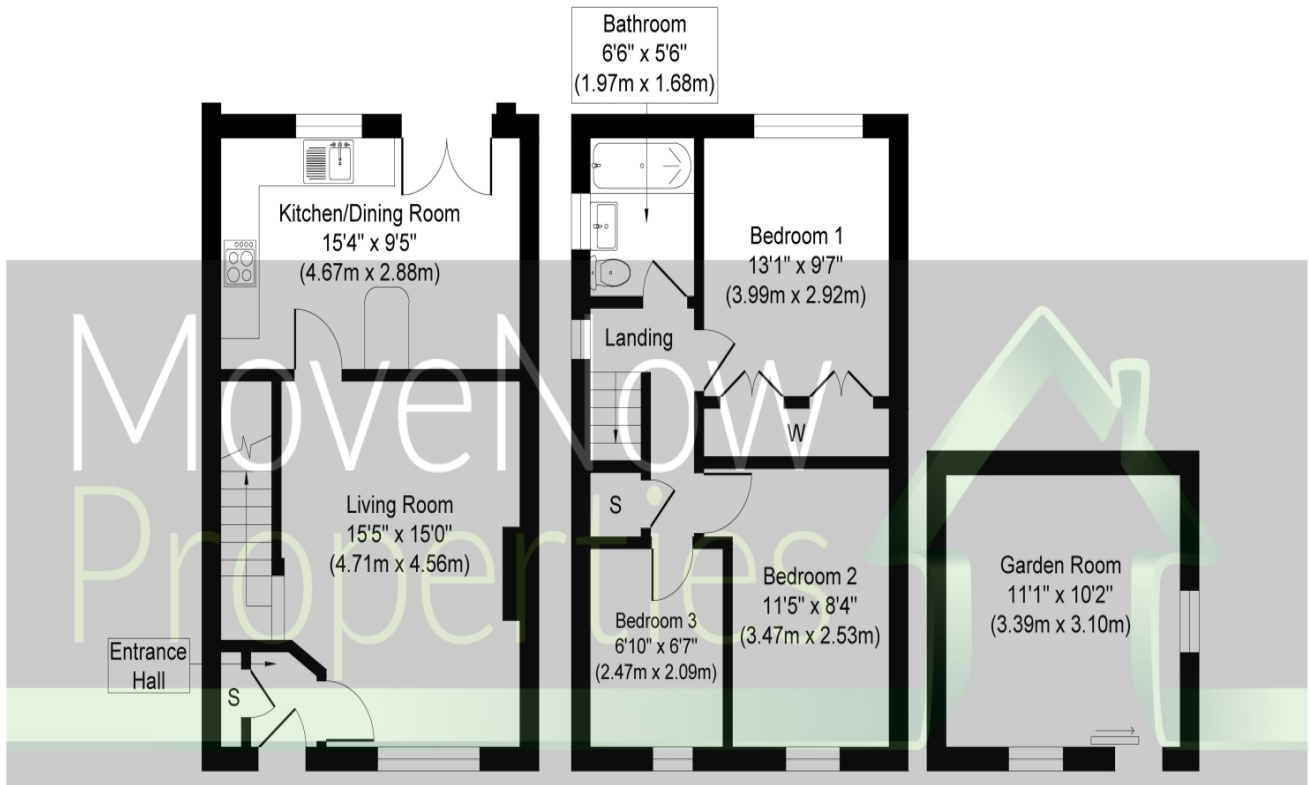


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**Ground Floor**  
 Approximate Floor Area  
 385 sq. ft  
 (35.74 sq. m)

**First Floor**  
 Approximate Floor Area  
 385 sq. ft  
 (35.74 sq. m)

**Outbuilding**  
 Approximate Floor Area  
 135 sq. ft  
 (12.50 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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