



£265,000



TENURE : FREEHOLD

Staithes Drive, Wakefield, WF1

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

Modern three-bedroom home

Open-plan living room and kitchen to ground floor

Stylish fitted kitchen with integrated appliances

Master bedroom with en suite

Downstairs WC and modern family bathroom

South-west facing enclosed garden

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

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Website: <https://movenowproperties.com>

Movenowproperties are delighted to present this modern and well-presented three-bedroom home, offering spacious open-plan living, a stylish fitted kitchen with integrated appliances, downstairs WC, and three well-proportioned bedrooms including a principal bedroom with en suite. The property benefits from a modern family bathroom, a south-west facing enclosed side garden, attractive lawned areas, and a private tandem driveway, making it an ideal home for families and professionals alike.

Entrance Hall

Composite entrance door with coir-matted flooring to the immediate entrance, opening into the open-plan living room/kitchen. Useful storage cupboard.

Living Room

Measurements: 17'8" x 8'7" (5.28m x 2.62m)

Spacious, light living room with carpet flooring, two radiators, and double-glazed windows overlooking the front. Bifold doors open to the enclosed side garden. Stairs run centrally to the first floor.

Kitchen Area

Measurements: 11'3" x 10'3" (3.43m x 3.12m)

Fitted with a range of wall and base units with complementary work surfaces and upstands. Integrated appliances include induction hob with cooker hood above, sink with drainer and mixer tap, integrated fridge/freezer, washer dryer, dishwasher, microwave, and oven. Double-glazed windows overlook the front and side. Radiator and additional useful storage.

Downstairs WC

Measurements: 6'0" x 5'7" (1.83m x 1.70m)

Modern suite comprising a low-flush WC and wall-hung wash basin. Tiled walls, radiator, and frosted double-glazed window overlooking the side.

Stairs and Landing

Carpeted stairs and landing with handrail, radiator, useful storage cupboard, and loft hatch.

Bedroom One

Measurements: 10'3" x 8'9" (3.12m x 2.67m)

Double bedroom with carpet flooring, radiator, dual-aspect double-glazed windows overlooking the front and side, and fitted wardrobes.

En Suite

Measurements: 8'3" x 3'11" (2.51m x 1.19m)

Modern three-piece suite with walk-in shower, wall-hung wash basin, and WC. Chrome heated towel rail, tiled walls, and frosted double-glazed window overlooking the front.

Bedroom Two

Measurements: 10'3" x 8'10" (3.12m x 2.69m)

Double bedroom with carpet flooring, radiator, dual-aspect double-glazed windows overlooking the front and side, and fitted wardrobes.

Bedroom Three

Measurements: 8'4" x 7'1" (2.54m x 2.16m)

Well-proportioned third bedroom with carpet flooring, radiator, and double-glazed window overlooking the side.

Bathroom

Measurements: 7'2" x 5'6" (2.18m x 1.68m)

Modern bathroom featuring a low-level WC, wall-hung wash basin, and bath with overhead mains shower and glass shower screen. Recessed spotlights, part-tiled walls, frosted double-glazed window overlooking the front, and chrome heated towel rail.

Outside

Attractive lawned areas to the front and side with railed boundaries. Enclosed south-west facing side garden with patio, lawn, fenced boundaries, and gated access to the driveway.

Parking

Private tandem driveway offering parking for 2 – 3 vehicles.

EPC Rating: B84

Please contact us for further details of the full EPC

Tenure: Freehold

Please note there is an annual maintenance charge for this development. This is not currently being charged but is estimated to be approx. £100 per annum.

Council Tax Band C

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.

Vendor Q&A's

All of the answers provided above have been supplied directly by the seller of the property and are believed to be accurate. The estate agent accepts no responsibility for the accuracy of these responses. They are provided solely for the information of prospective buyers, who are advised to consult their solicitor to verify any details or queries

Q: Why is the owner selling?

A: Relocating

Q: How long have they lived there?

A Since new – October 2020

Q: Is the seller in a chain?

A: Buying a new build so no onward chain

Q: What is included in the sale, fixtures, fittings, appliances?

A: Integrated appliances

Q: Has the property been renovated or extended?

Q: Does the property have a water meter, or is it on water rates?

A: Water meter

Q: What type of boiler does it have, age and when was it last serviced?

A: Combi boiler

Q: Is the property double glazed and well-insulated?

A: Yes

Q: Is there loft access?

A: Yes from hall, no loft ladder

Q: What is the tenure, freehold, leasehold, or share of freehold?

A: Freehold

Q: If leasehold, how many years are left on the lease?

Q: Are there any restrictive covenants or shared access?

A: No

Q: What direction does the garden face?

A: South West

Q: Is the garden private or shared?

A: Private

Q: Are there any rights of way or easements?

A: No

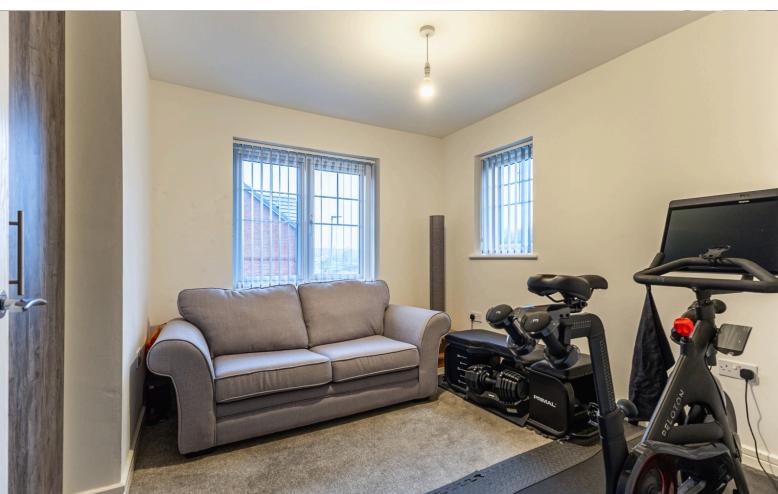
Q: What is the parking situation?

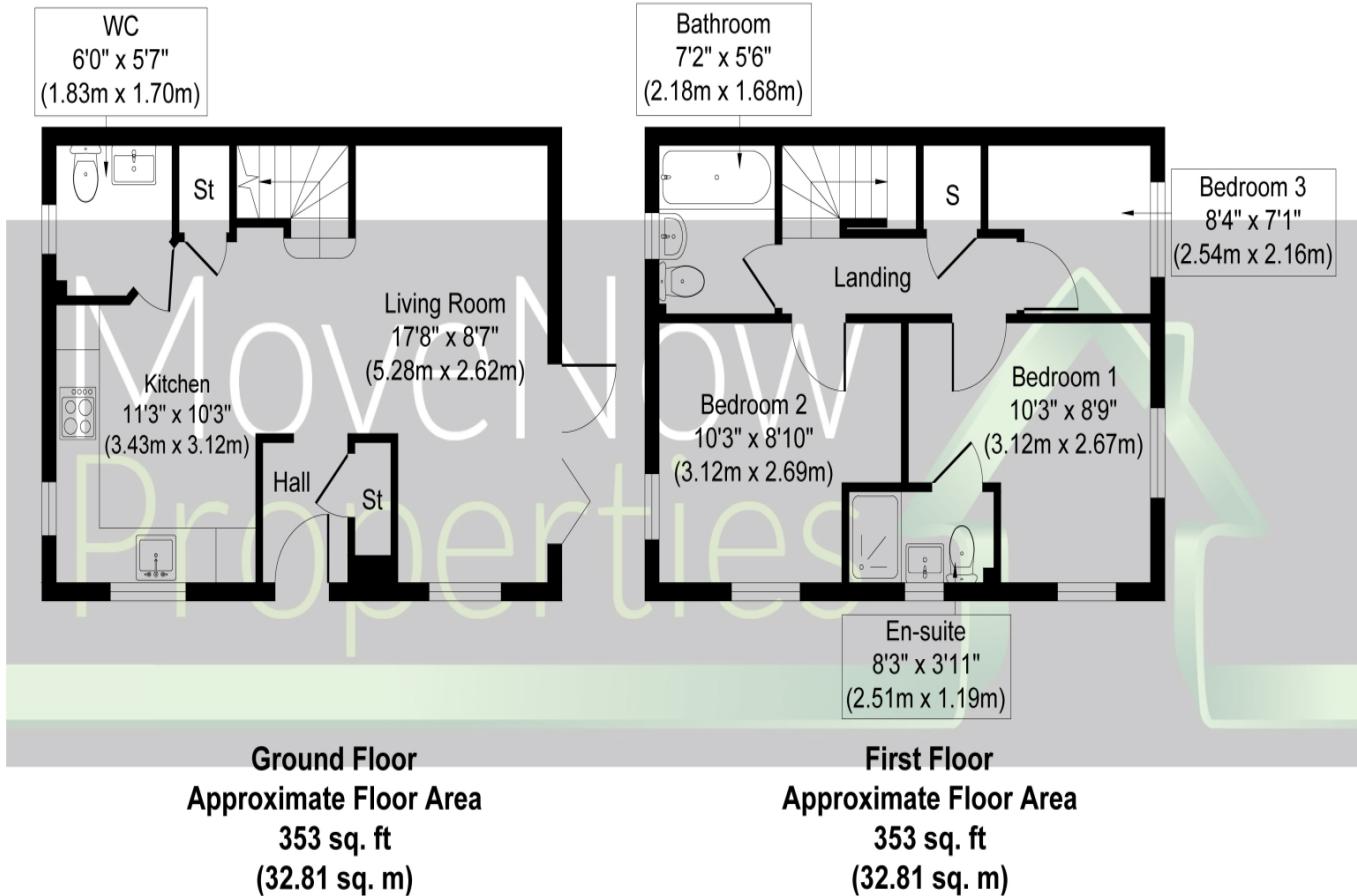
A: Private tandem drive for 2 vehicles potentially 3 small vehicles.

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.



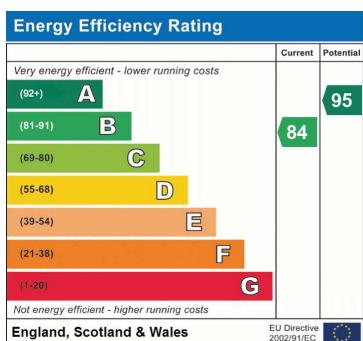




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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