



£170,000

TENURE : FREEHOLD

Chaucer Avenue Stanley, Wakefield, WF3

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Attractive two-bedroom mid-town house

Two well-proportioned bedrooms

Spacious living room

Contemporary family bathroom

Modern fitted kitchen with integrated appliances

UPVC double glazing throughout

Movenowproperties.com LTD
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Properties**

Movenowproperties is proud to present this superbly appointed two-bedroom mid-town house, occupying a pleasant tucked-away position within the popular residential area of Stanley. The property provides well-maintained accommodation throughout, complemented by low-maintenance outdoor spaces, a detached garage, and off-street parking. Benefitting from a modern kitchen and bathroom, spacious living accommodation, and excellent commuter links, this attractive home is perfectly suited to first-time buyers, professional couples, downsizers, or investors alike.

Entrance Porch

A welcoming entrance porch provides an ideal transition into the home, with a glazed internal door leading through to the main living accommodation.

Living Room/Dining Room

Measurements: 18' 6" x 11' 7" (5.64m x 3.55m)

The spacious lounge and dining area offers a bright and versatile living space, ideal for both relaxing and entertaining. French doors to the front elevation allow natural light to flood the room, while an attractive electric fire with decorative surround creates a focal point. The room also benefits from two radiators, coving to the ceiling, and stairs rising to the first floor.

Kitchen

Measurements: 7' 3" x 11' 8" (2.21m x 3.58m)

The modern fitted kitchen is well-equipped with a range of contemporary wall and base units complemented by laminate work surfaces and tiled splashbacks. Integrated appliances include an eye-level Hotpoint electric oven, microwave, ceramic four-ring hob, and extractor hood. There is additional space for a tall fridge freezer and washing machine. A rear entrance door provides convenient access to the garden and patio area.

First Floor Landing

The landing provides access to both bedrooms and the family bathroom, together with loft access for additional storage.

Principal Bedroom

Measurements: 9' 7" x 11' 1" (2.94m x 3.38m)

A generously sized double bedroom positioned to the rear of the property, benefiting from a range of fitted wardrobes providing excellent storage solutions. Additional features include an over-stairs storage cupboard, radiator, and UPVC double-glazed window.

Bedroom Two

Measurements: 11' 6" x 8' 0" (3.53m x 2.46m)

A further well-proportioned bedroom featuring fitted wardrobe furniture and a matching dressing table with additional storage. The room enjoys a pleasant front-facing aspect and offers flexibility as a guest bedroom, child's room, or home office.

Family Bathroom

Measurements: 8' 3" x 5' 4" (2.52m x 1.65m)

The modern bathroom is fitted with a three-piece suite comprising a shaped panelled bath, pedestal wash basin, and low-flush WC. Fully tiled walls and flooring create a contemporary finish, while inset spotlights, a chrome ladder-style heated towel rail, extractor fan, and shaver point complete the space.

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Outside

To the front, the property enjoys an attractive low-maintenance garden incorporating gravelled areas and established shrubbery, creating an inviting approach.

To the rear, a spacious stone paved patio provides the perfect setting for outdoor dining, entertaining, or relaxing during warmer months. The enclosed rear space benefits from secure gated access and leads to a detached single garage equipped with power and lighting. Additional off-street parking further enhances the practicality of this appealing home.

Location

Situated within the ever-popular area of Stanley, the property enjoys excellent access to a wide range of local amenities including shops, schools, supermarkets, and leisure facilities. Regular public transport services provide convenient links into Wakefield city centre, while nearby Outwood Railway Station offers direct rail connections for commuters. The M1 and M62 motorway networks are also easily accessible, making this an ideal location for those travelling throughout the region.

Tenure: Freehold

Council Tax Band A

Property Type: Town House

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

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 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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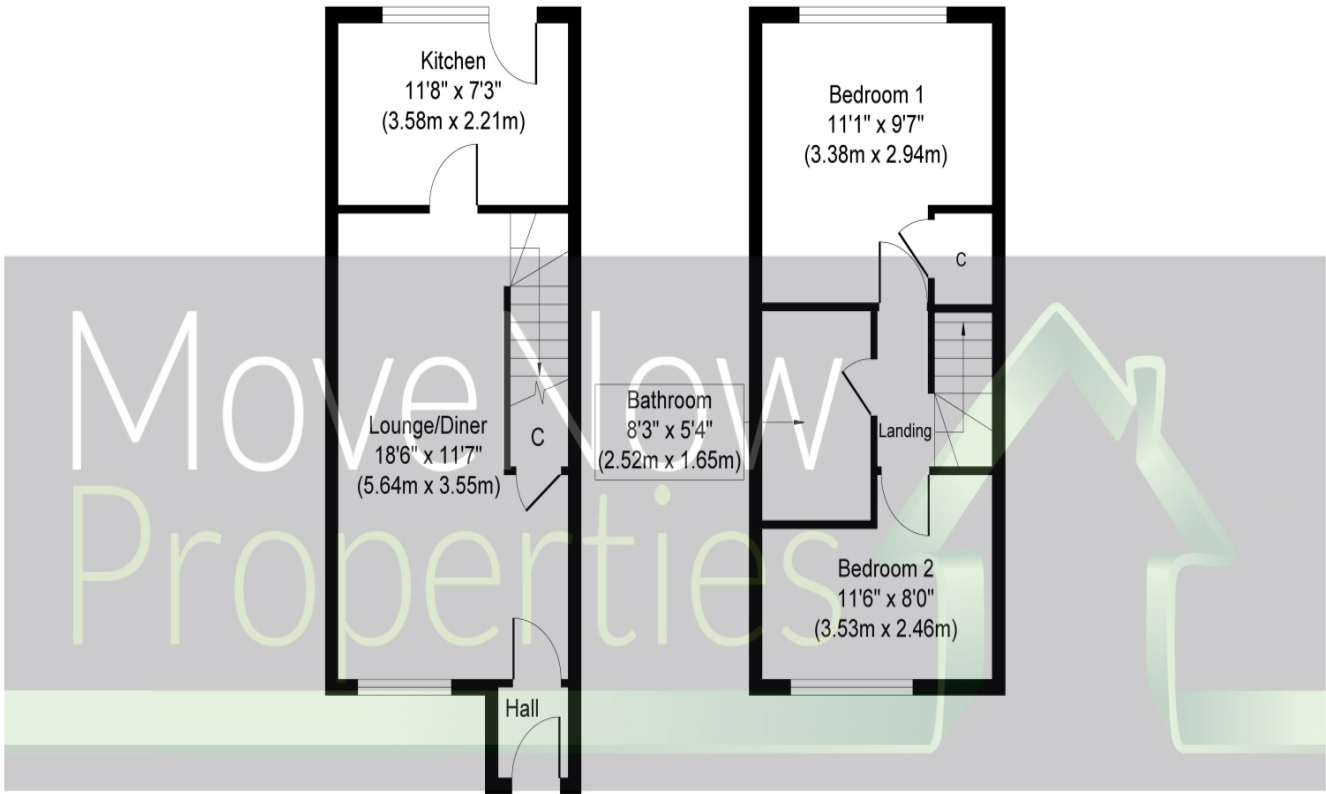


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Ground Floor
Approximate Floor Area
325 sq. ft
(30.21 sq. m)

First Floor
Approximate Floor Area
310 sq. ft
(28.88 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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