





£140,000

TENURE : FREEHOLD

Belle Vue Road, Wakefield, WF1

Bedrooms : 2 **Bathrooms : 1** **Reception Rooms : 1**

- **Beautifully presented two-bedroom mid-terrace home**
- **Spacious living room with feature fireplace**
- **Modern kitchen/diner**
- **Two generous double bedrooms**
- **Modern three-piece bathroom**
- **Useful utility room**

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Website:

MoveNow Properties

MoveNow Properties are proud to present this beautifully presented two-bedroom mid-terrace home, offering spacious and well-planned accommodation together with attractive outdoor space. The property combines traditional features with modern finishes, making it an excellent choice for first-time buyers, couples, downsizers or investors. Internally, the accommodation comprises a welcoming living room, impressive kitchen/diner, separate utility room, two double bedrooms and a modern family bathroom, with the added benefit of a useful cellar.

Living Room
Measurements: 12'1" x 11'1" (3.68m x 3.39m)
Located at the front of the property, the welcoming living room is accessed via a UPVC entrance door with frosted glazing.
The room features laminate flooring, radiator, double-glazed window overlooking the front and an attractive electric fire with surround and oak mantle. Decorative coving and a ceiling rose add further character.

Kitchen/Diner
Measurements: 13'11" x 13'5" (4.25m x 4.10m)
Positioned towards the rear of the property, the spacious and modern kitchen/diner is fitted with a range of wall and base units, complementary work surfaces and sink with mixer tap.
There is an electric cooker, radiator, tiled splashbacks and double-glazed window overlooking the rear. Doors provide access to the utility/rear entrance and cellar.
The generous layout creates an excellent space for both cooking and dining.

Utility Room
Measurements: 7'0" x 5'10" (2.14m x 1.77m)
Located to the rear of the property, the useful utility room provides plumbing for a washing machine and dryer, together with work surface and base units.
A UPVC door leads directly onto the enclosed rear garden.

First Floor Landing
The first-floor landing features a traditional carpet runner, handrail, radiator and access to both bedrooms and the family bathroom.

Bedroom One
Measurements: 12'0" x 10'11" (3.67m x 3.33m)
Situated at the front of the property, bedroom one is a generous double bedroom with carpeted flooring, radiator and double-glazed window overlooking the front.
A useful storage cupboard provides additional practicality and incorporates the loft access hatch.

Bedroom Two
Measurements: 13'6" x 7'10" (4.12m x 2.39m)
Positioned at the rear of the property, bedroom two is another comfortable double bedroom featuring laminate flooring, radiator, double-glazed window overlooking the garden and attractive wall panelling.

Bathroom
Measurements: 9'3" x 5'11" (2.81m x 1.80m)
The modern family bathroom comprises a three-piece suite, including a large wash hand basin set within a contemporary vanity unit, bath with central overhead mains shower and glass shower screen, and low-flush WC.
The room benefits from part-tiled walls, tile-effect flooring, traditional heated towel rail and frosted double-glazed window overlooking the rear.

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Cellar
Measurements: 11'0" x 8'0" (3.36m x 2.44m)
The property benefits from a useful cellar, providing excellent additional storage. The cellar is lit and houses the electrical consumer unit and meters.

Outside
To the front, there is a small, low-maintenance garden with gated access leading to the front entrance.

To the rear, the property enjoys a private enclosed garden with fenced boundaries, a raised decked area providing an attractive seating space and a rear gate.

Location
Ideally positioned on Belle Vue Road, the property is conveniently located for easy access to Wakefield city centre and a range of local amenities, shops, schools and leisure facilities. Excellent transport links are also close by, making this a well-connected location for commuters and those looking to enjoy everything Wakefield has to offer.

A lovely two-bedroom home offering generous accommodation, modern presentation and excellent outdoor space — an internal viewing is highly recommended.

EPC Rating: To be confirmed
Please contact us for further details of the full EPC

Tenure: Freehold
Council Tax Band A
Property Type: Terrace
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.

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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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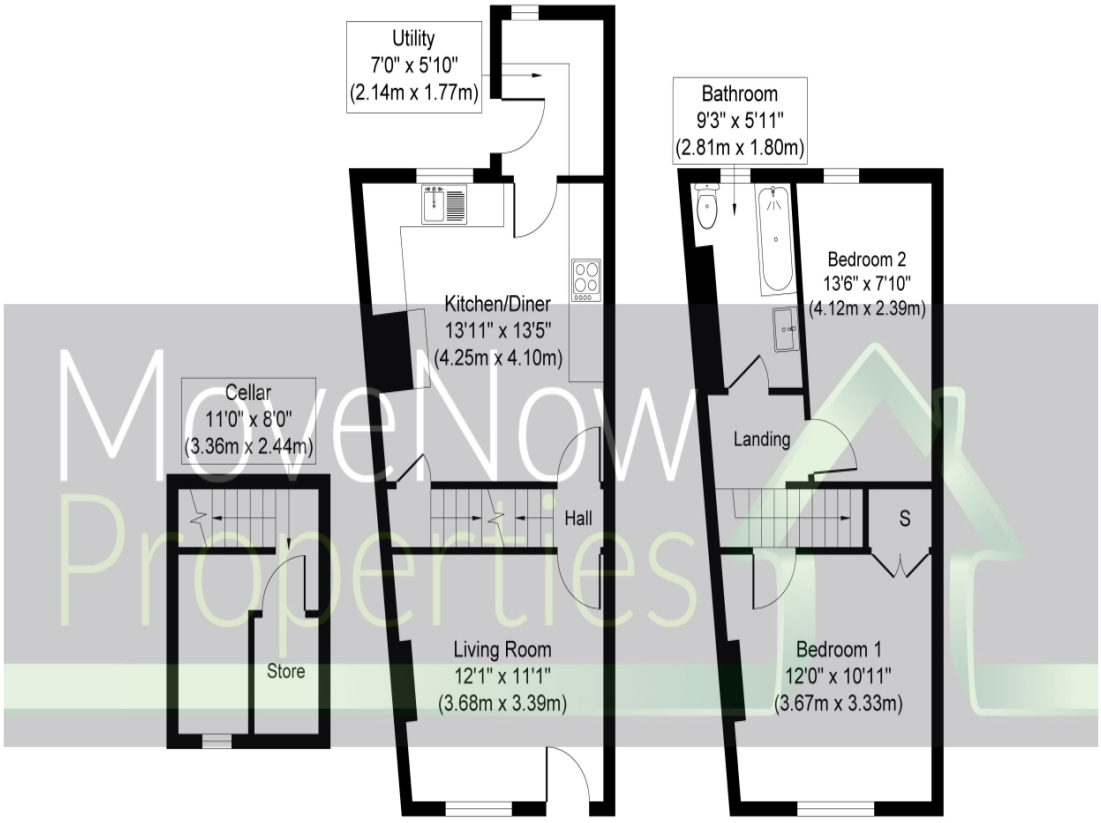


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Cellar
Approximate Floor Area
88 sq. ft
(8.21 sq. m)

Ground Floor
Approximate Floor Area
386 sq. ft
(35.87 sq. m)

First Floor
Approximate Floor Area
344 sq. ft
(31.91 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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