



**£260,000**

**TENURE : FREEHOLD**

**Whinney Lane, Streethouse, WF7**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**Recently refurbished throughout**

**Brand new modern fitted kitchen**

**New boiler**

**Three well-proportioned bedrooms**

**Conservatory overlooking the garden**

**Converted garage with power & lighting (ideal office/gym/salon)**

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

**01924 249349**

**MoveNow  
Properties**

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

MoveNowProperties are delighted to present this beautifully presented and recently refurbished three-bedroom detached family home, offering spacious living accommodation, a converted garage and a superb private garden – ideal for entertaining. This deceptive property has been thoughtfully upgraded throughout, including a brand new modern kitchen, new boiler, and useful loft with ladder access. With off-street parking, power and lighting to the garage, and excellent transport links nearby, this home is perfectly suited to families and professionals alike.

## Accommodation

### Entrance Hall

UPVC side entrance door, central heating radiator, spotlights, coving to the ceiling, UPVC double glazed frosted side window and staircase leading to the first floor. Doors provide access to the downstairs W.C. and lounge.

### Downstairs W.C.

A contemporary two-piece suite comprising low flush W.C. and wash basin bowl set on modern vanity. Tile and wall panelling, UPVC double glazed frosted window and central heating radiator.

### Lounge

**Measurements: 13'4" x 12'10" (4.07m x 3.92m)**

A bright and spacious reception room featuring a decorative fireplace with electric fire set on a marble hearth. UPVC double glazed windows to the front and side, attractive wall lights and central heating radiator. Door leads through to the kitchen/diner.

### Kitchen / Diner

**Measurements: 17'7" x 10'3" (5.37m x 3.14m)**

Recently refurbished and fitted with a stylish range of modern wall and base units with work surfaces over, granite, composite sink and drainer, integrated double oven and grill, five-ring gas hob with extractor hood, integrated dishwasher, and space for an American-style fridge/freezer. Recessed spotlights, central heating radiator, UPVC double glazed window and side entrance door. Sliding patio doors open directly into the conservatory, creating a fantastic entertaining space.

### Conservatory

**Measurements: 11'3" max x 10'10" (3.45m x 3.31m)**

UPVC double glazed construction with French doors opening onto the private rear garden – ideal as a dining area, playroom or additional sitting room.

### First Floor Landing

UPVC double glazed side window, spotlights, coving, airing cupboard and access to the loft via ladder. Doors to three bedrooms and the house bathroom.

### Bedroom One

**Measurements: 11'1" x 10'5" (3.40m x 3.18m)**

A generous double bedroom with built-in sliding wardrobes, UPVC double glazed windows to the front and side, and central heating radiator.

### Bedroom Two

**Measurements: 10'6" x 10'3" (3.21m x 3.14m)**

Second double bedroom with UPVC double glazed side window, sloping ceiling, central heating radiator and built-in storage.

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### **Bedroom Three**

Well-sized third bedroom featuring a Velux window to the front, sloping ceiling, bulkhead storage and central heating radiator.

### **House Bathroom**

**Measurements: 6'7" x 5'6" (2.02m x 1.68m)**

Fully tiled three-piece suite comprising panelled bath with mixer shower over, low flush W.C. and wash basin. Heated chrome towel rail, Velux window to the rear and sloping ceiling.

### **Outside**

The property benefits from a block-paved driveway providing off-street parking leading to the original garage frontage used for storage. The rear section has been professionally converted into a versatile multi-purpose room, currently used as a beauty treatment room – perfect for a home business, gym or office (subject to consent).

To the side and rear is a private, well-maintained garden with lawned areas, mature borders, and two block-paved seating areas ideal for outdoor entertaining.

### **Converted Garage / Multi-Purpose Room**

UPVC double glazed sliding doors, spotlights, loft access, power and lighting connected. A highly flexible space suitable for a variety of uses.

### **Location**

The property is ideally positioned close to a range of local amenities including shops, schools and bus routes, with excellent access to the train station and motorway network – making it perfect for commuters.

### **Summary**

A stunning, recently refurbished detached family home offering flexible living space, excellent presentation and fantastic outdoor areas. Early viewing is highly recommended to fully appreciate the quality and space on offer.

EPC Rating: C73

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band C

Property Type: 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, Garage & 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

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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.

### **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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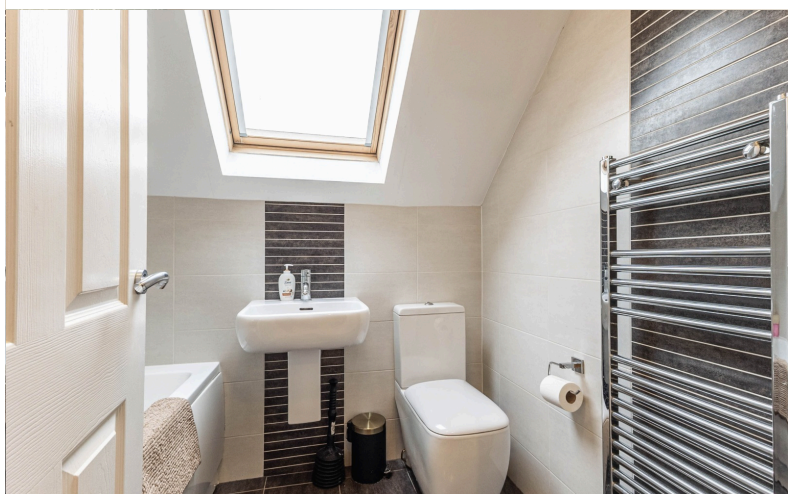
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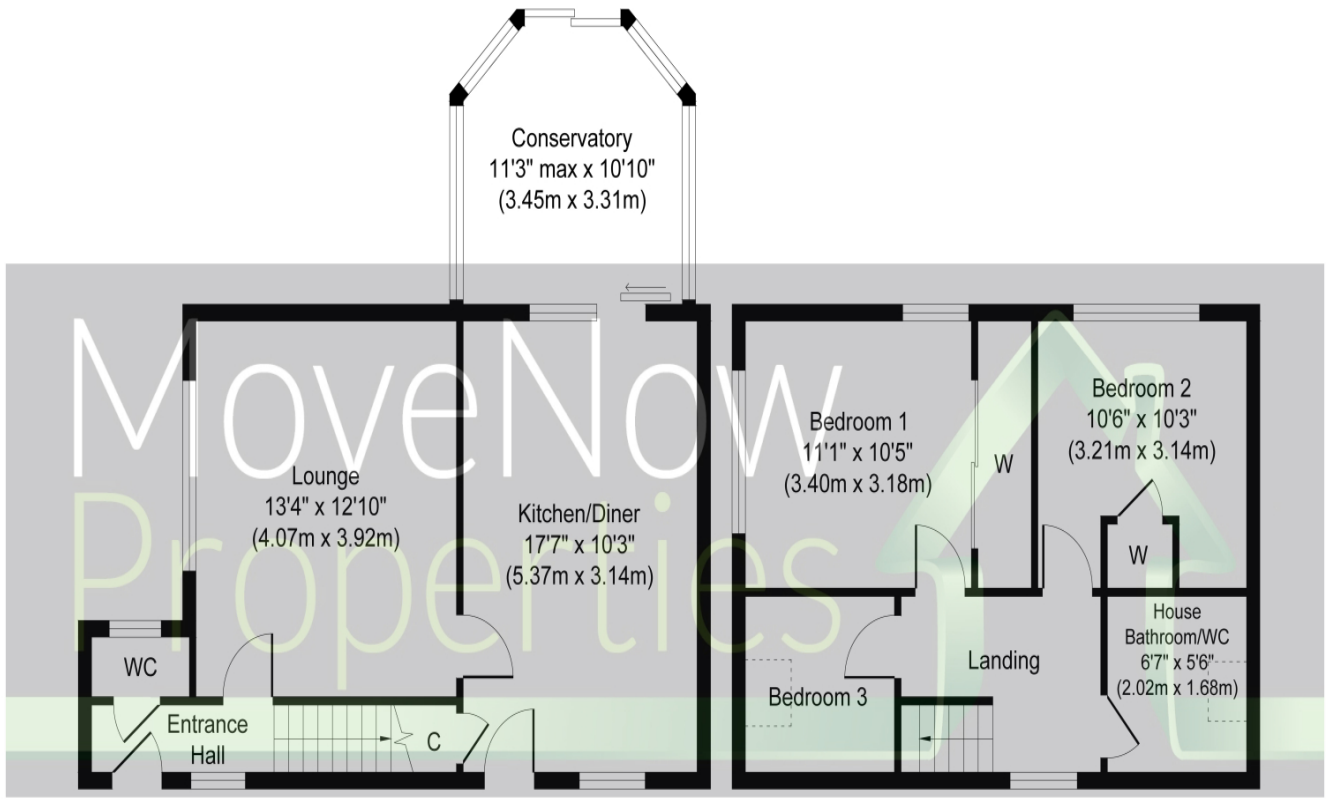


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**Ground Floor**  
**Approximate Floor Area**  
**579 sq. ft**  
**(53.81 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**436 sq. ft**  
**(40.49 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	73	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Streehouse, WF7

