



£99,995

TENURE : FREEHOLD

Gordon Street, Agbrigg, WF1

Bedrooms : 2

Bathrooms : 0

Reception Rooms : 1

Two generously sized bedrooms

Spacious kitchen/diner with scope for modernisation but fitted with new carcasses

Bright and comfortable living room

Three-piece bathroom suite in need of updating

Private rear yard offering potential for improvement

On-street parking

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com | 01924 249349
Website: <https://movenowproperties.com>

**MoveNow
Properties**

MoveNow Properties are delighted to present this two-bedroom home requiring some updating, offering excellent potential for buyers looking to add value. This property represents a fantastic opportunity to create a personalised home or investment. Conveniently located with on-street parking to the front and a private yard to the rear, it offers spacious living areas and a solid foundation for refurbishment.

Property Overview

Living Room

Measurements: 11'4" x 11'1" (3.45m x 3.38m)

A bright and well-proportioned living space featuring a front entrance door, window, central heating radiator, and a traditional fire surround. While functional, it would benefit from decorative updating to realise its full potential. Internal doors provide access to the kitchen and staircase leading to the first floor.

Kitchen/Dining Room

Measurements: 12'6" x 11'2" (3.80m x 3.40m)

A generously sized kitchen/diner fitted with a range of base units and worktops, including a sink and drainer with mixer tap. There is plumbing for both a washing machine and a slimline dishwasher. Whilst the space benefits from newly fitted carcasses it does require further refurbishment to allow for a modern kitchen layout. A rear-facing double-glazed window brings in natural light, and an external door opens to the private yard. A second door leads to the cellar, providing useful additional storage.

Stairs & Landing

Carpeted throughout, the landing features a handrail and radiator. Doors lead to both bedrooms and the bathroom.

Bedroom One

Measurements: 11'2" x 11'2" (3.41m x 3.40m)

A generous double bedroom with a front-facing double-glazed window, radiator, and built-in storage. This room offers ample space and would benefit from cosmetic improvement to maximise its appeal.

Bedroom Two

Measurements: 12'6" x 6'3" (3.80m x 1.91m)

A well-sized second bedroom with a rear-facing double-glazed window and radiator. Ideal as a guest room, nursery, or home office, but also in need of some decorative updating.

Bathroom

Measurements: 9'4" x 4'7" (2.85m x 1.40m)

Fitted with a three-piece suite comprising a low flush WC, pedestal wash basin, and full-sized bath. The bathroom would benefit from upgrading to a more contemporary standard. A frosted double-glazed window to the rear provides natural light and privacy, complemented by a wall-mounted radiator.

Outside Space

To the front of the property is convenient on-street parking.

To the rear lies a private, enclosed yard—currently low-maintenance but with great potential for landscaping, outdoor seating, or garden improvements.

EPC Rating: D

Please contact us for further details of the full EPC.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com | 01924 249349

Website: <https://movenowproperties.com>



Tenure: Freehold
Council Tax Band A
Property Type: Mid 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

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: On Street
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.

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.

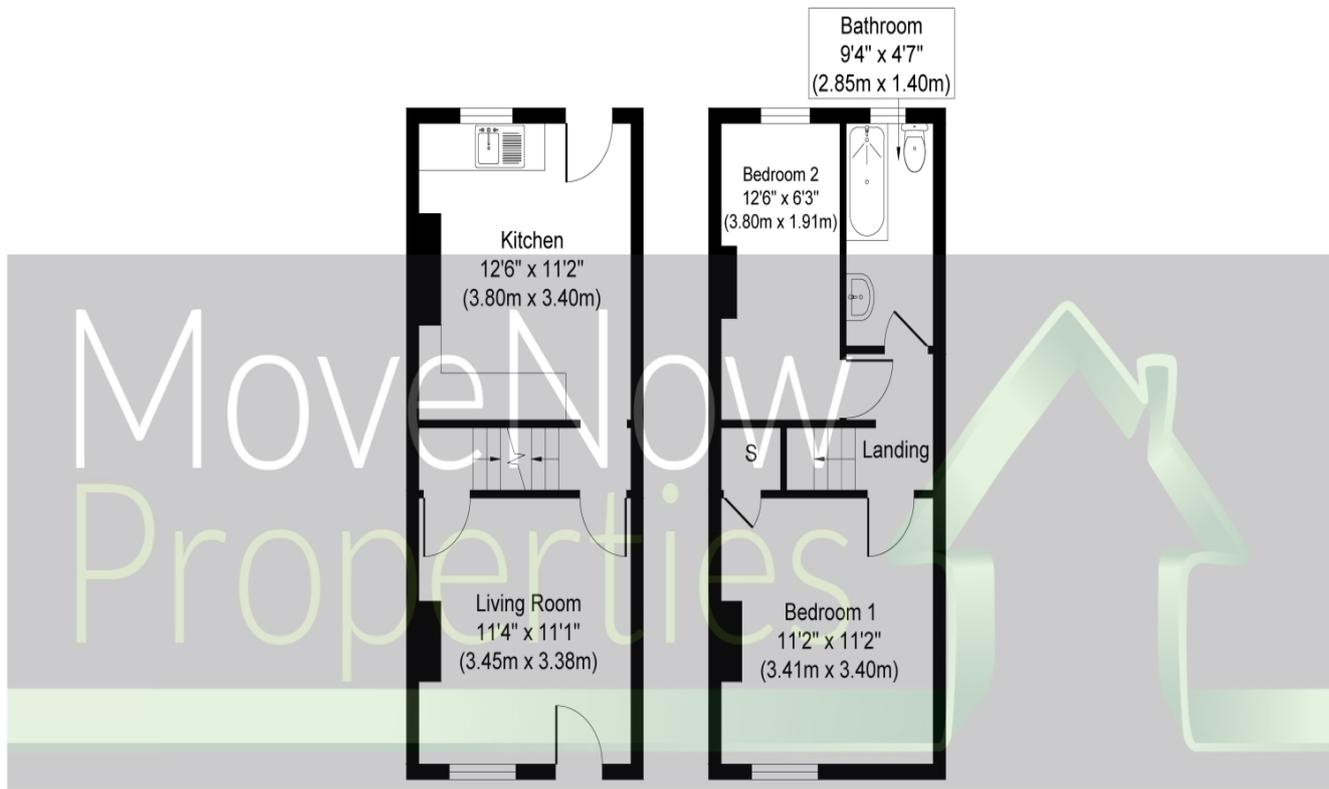
DISCLAIMER:

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.



Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com | 01924 249349
Website: <https://movenowproperties.com>





Ground Floor
Approximate Floor Area
301 sq. ft
(27.99 sq. m)

First Floor
Approximate Floor Area
301 sq. ft
(27.99 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.

Copyright V360 Ltd 2025 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Agbrigg, WF1