



£280,000

TENURE : FREEHOLD

Laithes Court, Wakefield, WF2

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

**Extended kitchen/diner with
separate family room**

Downstairs WC

**Spacious living room with
feature fireplace**

Three good-sized bedrooms

**Modern fitted kitchen with
integrated appliances**

Modern family bathroom

Movenowproperties.com LTD
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Website:

**MoveNow
Properties**

MoveNowProperties are proud to present this impressive three-bedroom detached family home, offering spacious and versatile accommodation ideal for modern family living. The property has been thoughtfully extended to create a generous kitchen/diner and additional family room, while also benefiting from a private driveway and enclosed rear garden.

Entrance Hall

The property is entered via a welcoming front entrance door into the spacious hallway, which features wood-effect laminate flooring, a central heating radiator and stairs rising to the first floor. The hallway also provides access to the downstairs WC and living room.

Downstairs WC

A useful downstairs WC comprising a low-flush WC, pedestal wash hand basin with tiled splashback, central heating radiator and double-glazed window overlooking the front of the property.

Living Room

A spacious and comfortable reception room featuring carpeted flooring, central heating radiator and a large double-glazed window overlooking the front, allowing plenty of natural light to fill the room. A useful storage cupboard provides additional practicality, while the feature fireplace creates an attractive focal point.

Kitchen/Diner

The extended kitchen/diner provides an excellent space for both cooking and family dining. The kitchen is fitted with a range of modern wall and base units, complemented by work surfaces and a 1.5-bowl sink and drainer with mixer tap.

The room benefits from a range of integrated appliances, including a fridge freezer, dishwasher, washing machine and oven, together with a gas hob and cooker hood above. There is also a vertical heated towel rail, tiled flooring and a double-glazed window providing views towards the rear.

The generous proportions of this room make it an ideal hub for family life, with ample space for dining and entertaining.

Family Room

The property has been further enhanced by the addition of a versatile family room/conservatory, featuring a solid roof which allows the space to be enjoyed throughout the year.

Double-glazed windows overlook the side and rear, while patio doors provide direct access to the enclosed rear garden. This flexible space would make an excellent family room, playroom, home office or entertaining area.

Stairs & Landing

The first-floor landing features carpeted flooring, handrail and a double-glazed window overlooking the side. There is a useful storage cupboard, loft hatch providing access to the partially boarded loft, and doors leading to all three bedrooms and the family bathroom.

Bedroom One

Occupying the full width of the property, the generous master bedroom provides excellent space and features carpeted flooring, central heating radiator and two double-glazed windows overlooking the front.

The room also benefits from a useful storage cupboard and fitted wardrobes, providing excellent built-in storage.

Bedroom Two

A well-proportioned double bedroom situated to the rear of the property, featuring carpeted flooring, central heating radiator and a double-glazed window overlooking the rear garden.

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Bedroom Three

A good-sized third bedroom, again positioned to the rear of the property, with carpeted flooring, central heating radiator and double-glazed rear-facing window. This versatile room would make an ideal child's bedroom, guest room or home office.

Family Bathroom

The modern family bathroom is finished with tiling to the walls and floor and comprises a low-flush WC, wash basin set within a contemporary vanity unit and bath with overhead shower and waterfall-style showerhead. A chrome heated towel rail and frosted double-glazed side window complete the room.

Outside

To the front of the property is a private driveway providing valuable off-road parking.

To the rear is an enclosed garden offering a pleasant outdoor space for families and entertaining. The garden features a raised decked seating area, well-established shrubs and planted borders, together with gated side access leading back to the front of the property.

Overall, this is a well-presented and thoughtfully extended family home, combining generous internal accommodation with useful outdoor space and excellent versatility for modern living.

Location

The property is situated in a popular residential area of Wakefield, offering convenient access to a range of local amenities, schools, shops and everyday facilities. Excellent transport links provide easy access to Wakefield city centre and the surrounding areas, while nearby road networks make commuting further afield straightforward. The location offers a practical balance of residential living, amenities and connectivity, making it an appealing choice for families.

EPC Rating: E – Please note the property does have cavity wall insulation and we predict this will have a higher EPC rating

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

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.

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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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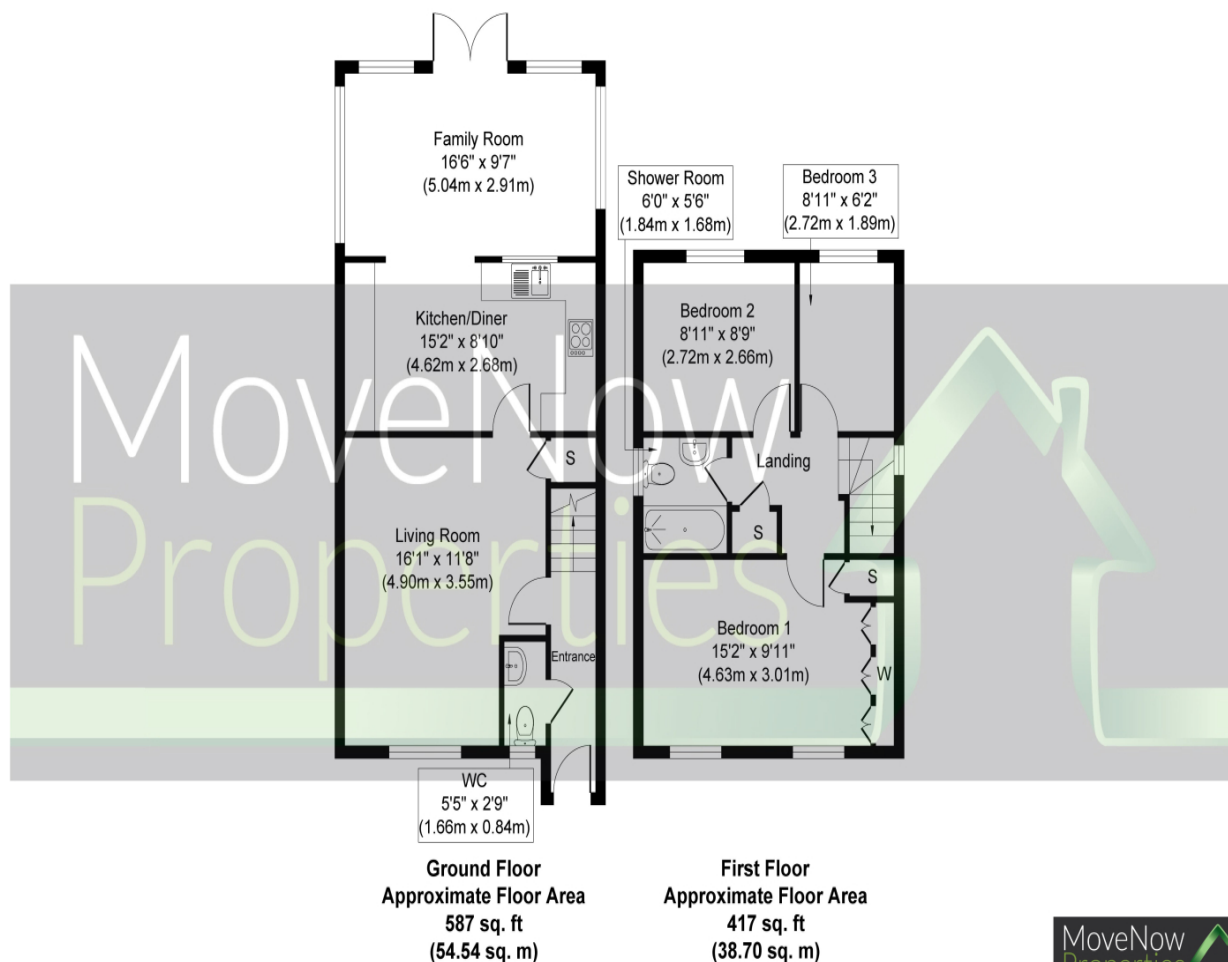




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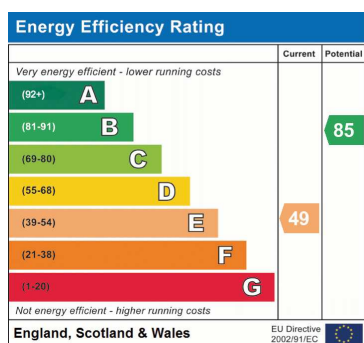


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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