



£365,000

TENURE : FREEHOLD

Sutton View, Wakefield, WF2

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 2

Four-bedroom detached family home

Two reception rooms

No onward chain

Master bedroom with en-suite

Spacious kitchen/diner with patio doors

Detached garage & ample driveway parking

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

MoveNow Properties

MoveNowProperties are delighted to present this exceptional four-bedroom detached family residence, immaculately presented throughout and offering spacious, versatile living accommodation ideal for modern family life. Occupying a generous plot with a private rear garden, detached garage, ample driveway parking, and excellent motorway links, this superb home is further enhanced by being offered with no onward chain—making it an outstanding opportunity for families and commuters alike.

Accommodation

Entrance Hall

A bright and welcoming entrance hall providing access to the principal ground-floor rooms and staircase to the first floor. Featuring a composite entrance door and attractive wood-effect laminate flooring.

Living Room

13'2" x 10'9" (4.01m x 3.27m)

A spacious and light-filled living room, perfect for relaxing or entertaining. Finished with carpet flooring, radiator, and a double-glazed window overlooking the front aspect.

Dining Room / Study / Second Reception

10'9" x 9'10" (3.27m x 2.99m)

A highly versatile second reception room, ideal as a formal dining room, home office, or additional sitting room. Currently used as a second living space with media wall, featuring carpet and wood-effect laminate flooring, radiator, and a front-facing double-glazed window.

Kitchen / Diner

20'5" x 9'5" (6.22m x 2.87m)

A stylish and functional kitchen/diner fitted with a wide range of wall and base units, complementary worktops, and tiled splashbacks. Includes an integrated electric oven, four-ring gas hob with cooker hood, 1.5 bowl sink with mixer tap, plumbing for a dishwasher, and space for a freestanding fridge freezer. Direct access to the utility room enhances practicality.

The dining area features modern wall panelling and patio doors opening directly onto the rear garden, creating an ideal space for family meals and entertaining.

Utility Room

6'2" x 5'1" (1.87m x 1.55m)

A valuable additional space with worktop, upstand, plumbing for a washing machine, space for a dryer, and external access.

Downstairs WC

A convenient ground-floor cloakroom comprising a low-flush WC, wash basin set within a modern vanity unit, radiator, and frosted double-glazed side window.

Stairs & Landing

Spacious landing with carpet flooring, handrail, loft access, and doors leading to all four bedrooms and the family bathroom.

First Floor

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Master Bedroom

11'3" x 11'0" (3.44m x 3.35m)

A generous double bedroom overlooking the rear, featuring carpet flooring, radiator, double-glazed window, and access to a private en-suite.

En-Suite

Modern and well-appointed with a low-flush WC, pedestal wash basin, walk-in shower enclosure, and frosted double-glazed rear window.

Bedroom Two

11'6" x 10'11" (3.51m x 3.32m)

A spacious double bedroom with carpet flooring, radiator, and double-glazed front window.

Bedroom Three

9'10" x 8'11" (2.99m x 2.72m)

Another well-proportioned double bedroom with carpet flooring, radiator, and front-facing double-glazed window.

Bedroom Four

8'2" x 7'7" (2.50m x 2.32m)

A good-sized fourth bedroom, ideal as a child's room, guest bedroom, or home office.

Family Bathroom

8'3" x 6'5" (2.51m x 1.95m)

A smart family bathroom comprising a bathtub, low-flush WC, pedestal wash basin, part-tiled walls, radiator, and frosted double-glazed rear window.

Outside

Front & Parking

A private driveway providing ample off-road parking and access to a detached garage, offering secure parking and additional storage.

Rear Garden

An impressive and well-maintained lawned garden with secure wall and fence boundaries. Features a raised decked seating area and pagoda—perfect for entertaining, relaxing, and family enjoyment.

Location

Perfectly positioned for modern living, the property benefits from excellent access to the M62 and M1 motorway networks, making it ideal for commuters while remaining perfectly suited to family life.

EPC Rating: B

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band E

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

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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.

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:

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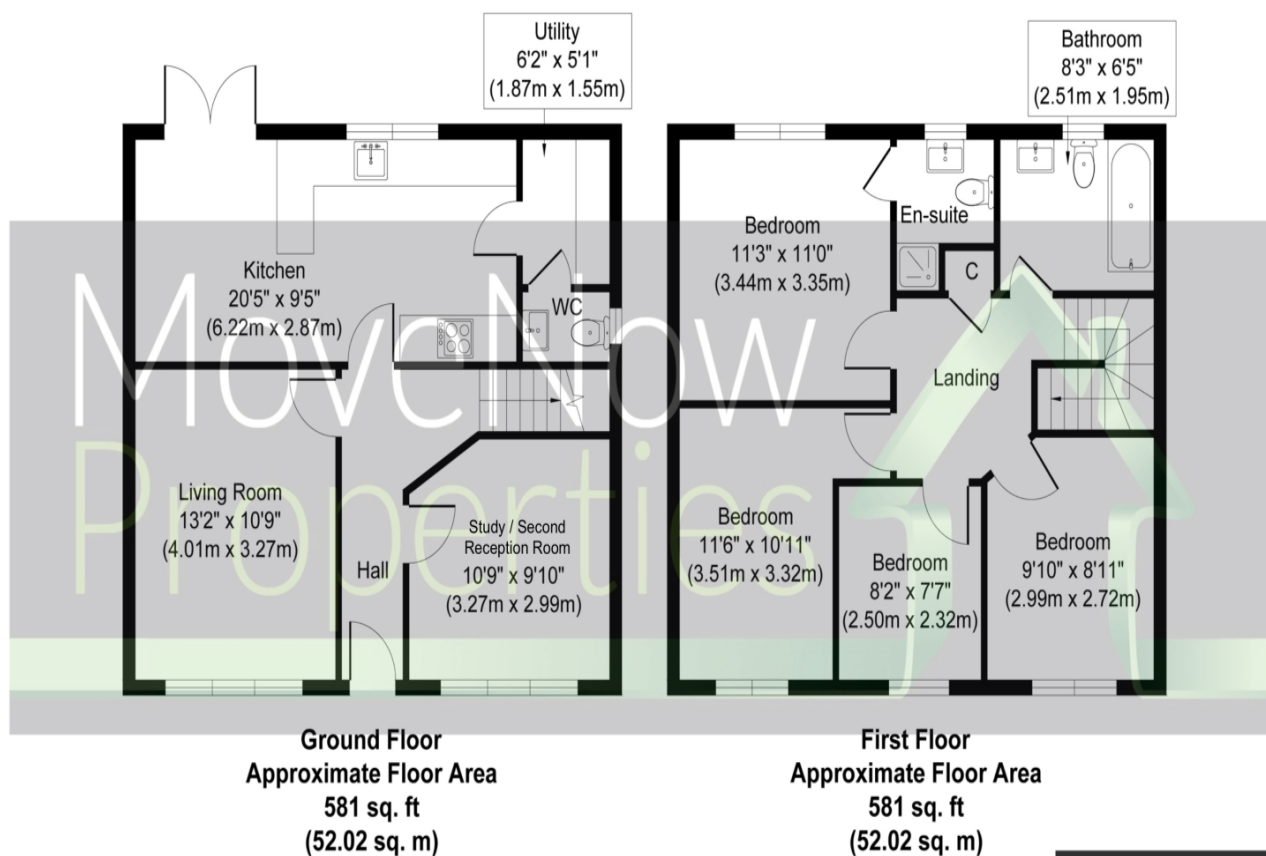
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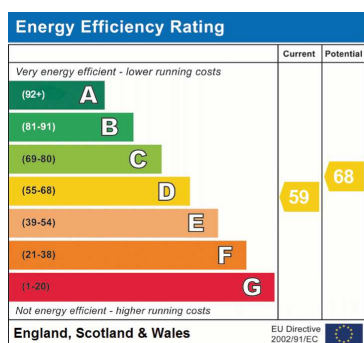






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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