



£165,000

TENURE : FREEHOLD

Mona Street, Flanshaw, Wakefield, WF2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Attractive two bedroom terraced home

Professionally converted attic creating an additional living space

Spacious and beautifully presented throughout

Modern open-plan kitchen and dining area

Gas central heating and recently upgraded double glazing (2024)

Landscaped

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

01924 249349

**MoveNow
Properties**

Website: <https://movenowproperties.com>

**** Open Day Saturday the 11th of April between 10:00 o'clock and 13:00 o'clock**** Movenowproperties are proud to present this attractive and beautifully maintained two bedroom terraced home with loft conversion, ideally positioned in a quiet cul-de-sac in the sought after area of Wakefield. Offering spacious and well-proportioned accommodation set over three floors, this impressive home is perfect for first time buyers or growing families.

Entrance Hall

A welcoming entrance hall providing access into the main living accommodation and stairs leading to the first floor, setting the tone for this well-presented home.

Living Room

Measurements: 13'9" x 11'3" (4.18m x 3.42m)

A spacious and comfortable living room tastefully decorated and featuring an attractive fireplace which creates a central focal point. This inviting space is ideal for relaxing and entertaining.

Kitchen / Dining Room

Measurements: 14'6" x 7'1" (4.42m x 2.15m)

The modern open-plan kitchen and dining room is both stylish and practical, fitted with a range of wall and base units and offering ample worktop and storage space. There is plumbing for a washing machine and plenty of room for a dining table, making it a perfect space for family meals and social occasions.

Cellar

Locate from the dining area the usual cellar offers additional storage solutions.

First Floor Landing

Providing access to two well-proportioned bedrooms and the family bathroom.

Bedroom One

Measurements: 7'10" x 6'5" (2.38m x 1.96m)

A generous double bedroom, beautifully presented and offering ample space for bedroom furniture with stairs leading to first floor.

Bedroom Two

Measurements: 11'0" x 6'11" (3.35m x 2.10m)

A well-sized second bedroom, ideal for a child's room, guest room, or home office.

Family Bathroom

Measurements: 7'5" x 7'3" (2.26m x 2.22m)

A stylish bathroom fitted with a modern three-piece suite comprising bath, wash basin and W.C., finished to a good standard.

Loft Conversion / Bedroom Three

Measurements: 16'2" x 12'11" (4.93m x 3.93m)

The professionally converted attic provides an excellent additional bedroom, offering generous space and versatility. This room is ideal as a principal bedroom, guest room, or home office.

Outside

Rear Garden

The private enclosed rear garden features a paved seating area providing an ideal space for outdoor relaxation.

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Front Garden & Parking

To the front, the property benefits from a beautifully landscaped garden with block-paved patio area, lawn, and shed, all enclosed for privacy.

The property also offers on street parking directly outside.

Situated in a popular residential location with excellent access to local amenities, reputable schools, and strong transport links, this prestigious and deceptively spacious home offers superb accommodation and must be viewed to be fully appreciated.

Tenure: Freehold

Council Tax Band A

Property Type: Terraced

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.

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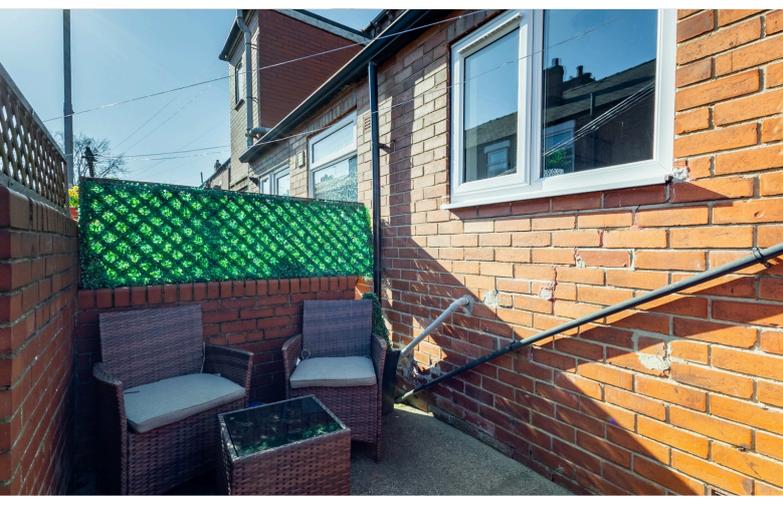
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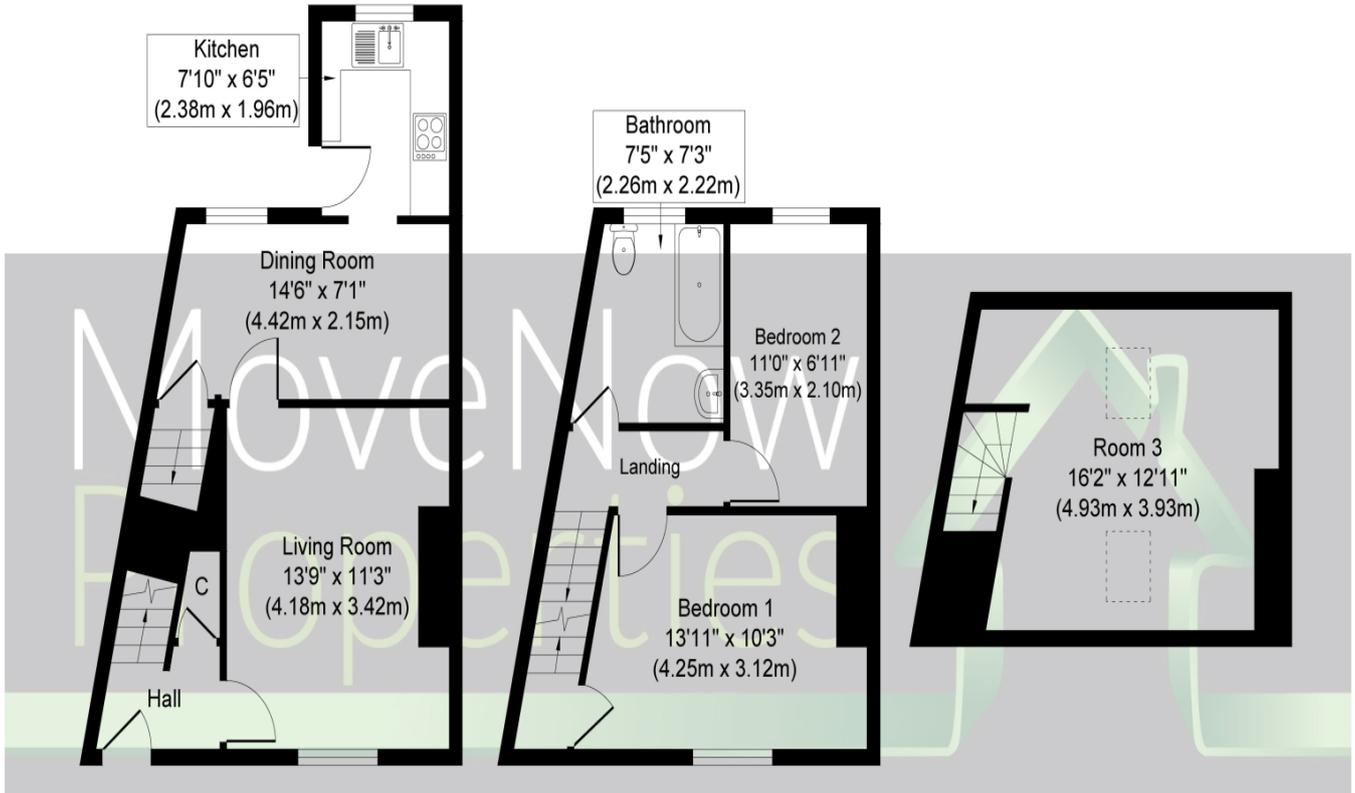
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Ground Floor
Approximate Floor Area
381 sq. ft
(35.37 sq. m)

First Floor
Approximate Floor Area
327 sq. ft
(30.40 sq. m)

Second Floor
Approximate Floor Area
211 sq. ft
(19.64 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		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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