



£265,000

TENURE : FREEHOLD

Robin Lane, South Hiendley, WF9

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Fully refurbished to a high standard throughout

Semi-rural setting surrounded by open fields

Spacious three-bedroom home (third bedroom to ground floor)

Stunning bespoke kitchen with solid oak worktops and range cooker

Beautiful orangery with garden access

Modern shower room with walk-in double shower and his & hers sinks

**Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
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01924 249349



Website: <https://movenowproperties.com>

Movenowproperties are proud to present this beautifully finished three-bedroom home, offering stylish and modern living in a sought-after semi-rural setting. Fully refurbished to an exceptional standard, the property seamlessly blends contemporary features with charming character, all while enjoying scenic countryside views.

Entrance Hall

Accessed via a composite entrance door to the side, featuring a half-moon glazed panel and frosted double-glazed window overlooking the front. The entrance offers useful storage for coats and shoes, laminate flooring, and provides access to the living room and kitchen, with stairs leading to the first floor.

Living Room

Measurements: 13'2" x 12'3" (4.02m x 3.74m)

A spacious and inviting reception room with high ceilings and double-glazed windows to the front, enjoying picturesque countryside views. Featuring a traditional gas fire with a decorative wooden surround and a stylish vertical column radiator.

Kitchen

Measurements: 13'6" x 10'9" (4.09m x 3.28m)

A stunning bespoke kitchen fitted with a leisure range cooker, integrated dishwasher, and fridge freezer. Finished with solid oak work surfaces, Belfast sink with mixer tap, oak shelving, and a breakfast island providing additional storage. Stone flooring runs throughout, complemented by a vertical column radiator and large larder units. The space opens beautifully into the orangery.

Orangery

Measurements: 10'9" x 10'4" (3.28m x 3.16m)

Flowing seamlessly from the kitchen, this bright and airy space features continued stone flooring, multiple double-glazed windows, and patio doors leading out to the enclosed rear garden. Complete with recessed spotlights and a roof lantern allowing lots of natural light, creating the perfect dining or relaxation area.

Downstairs WC

Measurements: 4'7" x 3'8" (1.42m x 1.09m)

A contemporary cloakroom fitted with a low-flush WC and wash basin set within a modern vanity unit. Finished with tiled flooring, part-tiled walls, chrome towel radiator, and a frosted double-glazed window to the side.

Bedroom Three / Occasional Room

Measurements: 11'6" x 8'8" (3.50m x 2.63m)

Located on the ground floor, this versatile room can be used as a third bedroom, home office, or additional living space. Featuring laminate flooring, radiator, and a double-glazed window to the side, along with patio doors opening to the rear garden. Currently housing a modern utility unit with plumbing for a washing machine and space for a dryer.

Cellar

Measurements: 27'9" x 5'11" (8.46m x 4.85m)

A useful cellar located off the kitchen.

Stairs and Landing

Carpeted staircase leading to the first floor landing with handrail and picture rail. Provides access to two bedrooms and the shower room. Loft access with ladder leads to a boarded loft space, with wall lighting enhancing the area.

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Bedroom One

Measurements: 13'5" x 12'5" (4.10m x 3.78m)

A spacious double bedroom featuring solid wood flooring, radiator, coving to the ceiling, and a double-glazed window to the front with far-reaching scenic views. Includes a useful storage cupboard.

Bedroom Two

Measurements: 13'9" x 7'1" (4.20m x 2.15m)

Another generous double bedroom with wood-effect laminate flooring, radiator, and coving. A double-glazed window overlooks the rear garden and surrounding fields. Also benefits from a storage cupboard.

Shower Room

Measurements: 10'1" x 6'0" (3.08m x 1.83m)

A beautifully presented and modern shower room, featuring his and hers sinks set within a stylish vanity unit, WC, and a walk-in double shower with waterfall showerhead, recessed shelving, and glass screen. Finished with tiled flooring, wall panelling, column radiator, and a frosted double-glazed window to the rear.

Outside

To the front, the property offers a spacious driveway providing ample off-road parking, with gated access leading to the rear.

The rear garden is particularly generous, mainly laid to lawn with fenced boundaries and a limestone patio area, ideal for outdoor seating and entertaining. A detached garage is also located within the grounds.

Garage

Measurements: 19'3" x 10'10" (5.87m x 3.30m)

A spacious detached garage with up-and-over door and additional side access via a uPVC door.

Location

Set within a peaceful semi-rural position, the property enjoys open views across surrounding fields, offering a sense of tranquillity while still being conveniently placed for local amenities, schools, and transport links. This balance of countryside living with accessibility makes it an ideal home for a range of buyers.

EPC Rating: D

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band B

Property Type: Semi-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.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

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All buyers are advised to visit the Government website to gain information on flood risk.
Planning permissions Planning permitted in 2013 for side extension.
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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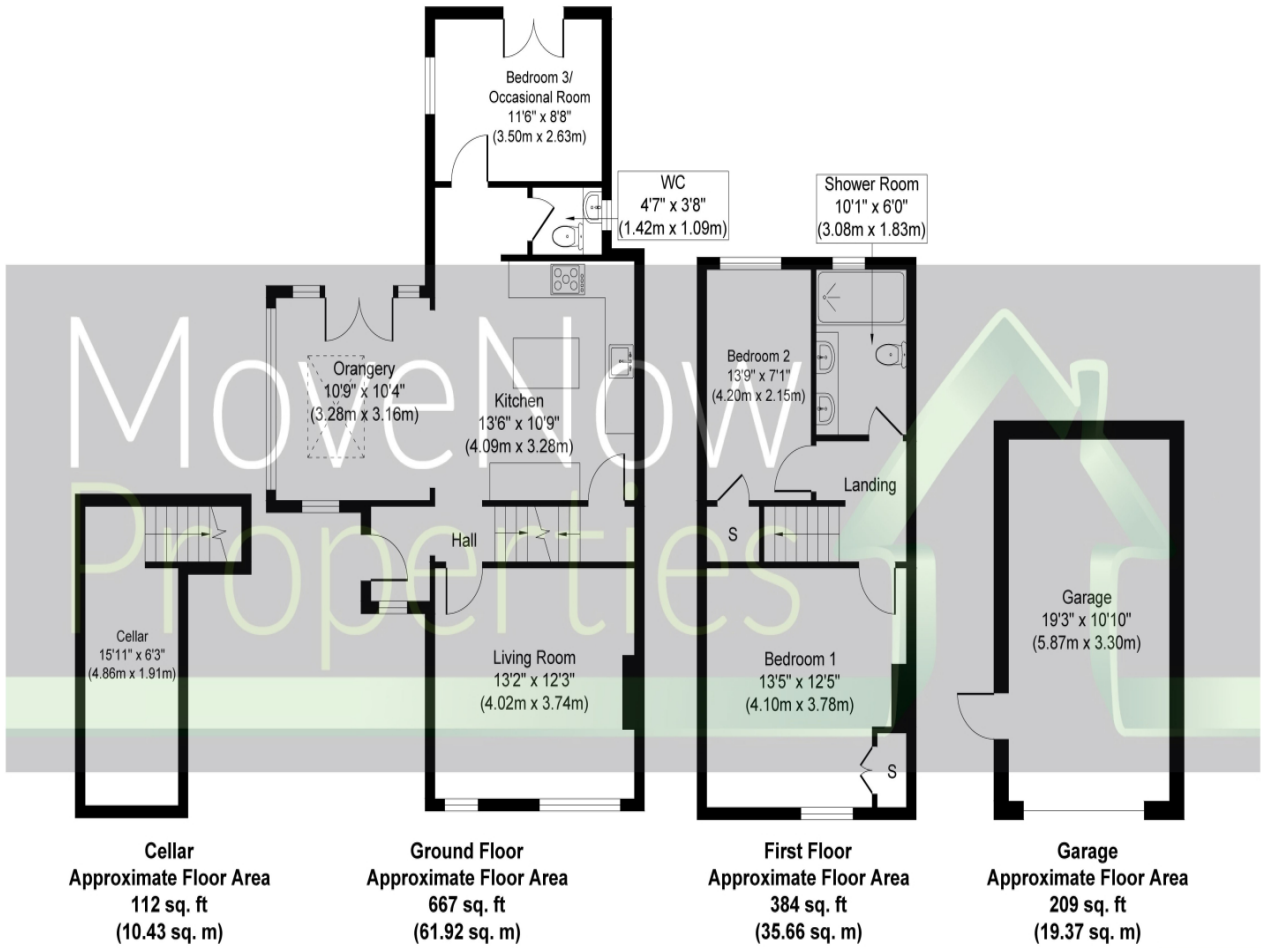




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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