



**Offers over £350,000**

**TENURE : FREEHOLD**

**Heather View, Sharlston Common, WF4**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 2**

**Four-bedroom detached family home**

**Ground floor cloakroom/WC**

**Spacious lounge with feature fireplace**

**Principal bedroom and en-suite shower room**

**Modern fitted dining kitchen with integrated appliances**

**Private enclosed rear garden with stone patio**

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

**01924 249349**

**Website: <https://movenowproperties.com>**

**MoveNow Properties**

Movenowproperties is proud to present this spacious four-bedroom detached family home, this well-maintained property offers generous family accommodation, modern fixtures and fittings, private gardens, a garage, and excellent off-street parking. Benefitting from UPVC double glazing, gas central heating, a modern security system, this attractive home is perfectly suited to growing families seeking space, comfort, and convenience.

**Entrance Hall**

A welcoming entrance hall provides access to the principal ground floor accommodation and internal access to the garage. The garage benefits from power, lighting, and houses the central heating boiler.

**Ground Floor Cloakroom/WC**

Conveniently positioned off the hallway, the cloakroom comprises a low-flush WC, pedestal wash basin, radiator, and UPVC double-glazed window.

**Dining Room**

**Measurements: 11'1" x 8'3" (3.37m x 2.52m)**

The separate dining room offers an ideal space for formal dining and entertaining, featuring two UPVC double-glazed windows that provide excellent natural light.

**Living Room**

**Measurements: 15'5" x 11'7" (4.71m x 3.52m)**

The generous lounge is a comfortable family living space centred around an attractive feature fireplace with marble inset and hearth. Finished with engineered solid wood flooring, the room enjoys a bright and airy feel thanks to its large window overlooking the rear aspect.

**Dining Kitchen**

**Measurements: 13'3" x 9'6" (4.04m x 2.89m)**

The heart of the home is the impressive modern dining kitchen, fitted with a range of units and integrated appliances including oven, fridge freezer, dishwasher, five-ring electric hob, and extractor hood. There is additional plumbing for a washing machine, ample workspace, and direct access to the rear garden, making it ideal for everyday family life and entertaining.

**First Floor Landing**

The spacious landing provides access to all four bedrooms and the family bathroom and benefits from a UPVC double-glazed window allowing natural light to flood the space.

**Principal Bedroom**

**Measurements: 12'4" x 9'7" (3.77m x 2.91m)**

A generously proportioned principal bedroom featuring a comprehensive range of fitted bedroom furniture, radiator, and UPVC double-glazed window. The room further benefits from a private en-suite shower room.

**En-Suite Shower Room**

**Measurements: 6'10" x 4'11" (2.09m x 1.51m)**

Comprising a shower cubicle, low-flush WC, wash basin, radiator, electric shaver point, and UPVC double-glazed window.

**Bedroom Two**

**Measurements: 10'4" x 10'0" (3.16m x 3.05m)**

A well-proportioned double bedroom with fitted wardrobe, radiator, and UPVC double-glazed window.

### **Bedroom Three**

**Measurements: 10'8" x 10'0" (3.24m x 3.05m)**

Another spacious double bedroom offering flexibility for family members or guests, complete with radiator and UPVC double-glazed window.

### **Bedroom Four / Home Office**

**Measurements: 9'3" x 8'10" (2.82m x 2.70m)**

A versatile fourth bedroom ideal as a child's bedroom, nursery, study, or home office. Benefitting from two UPVC double-glazed windows providing excellent natural light.

### **Family Bathroom**

**Measurements: 7'9" x 4'11" (2.35m x 1.51m)**

The family bathroom is fitted with a panelled bath featuring a mains shower and glass shower screen, low-flush WC, pedestal wash basin, radiator, and UPVC double-glazed window.

### **Outside**

To the front, the property enjoys a low-maintenance lawned garden alongside a double-width driveway leading to the single garage, providing ample off-street parking.

To the rear is a private enclosed garden, predominantly laid to lawn and designed for low-maintenance enjoyment. A substantial patio area creates the perfect space for outdoor dining and entertaining. The garden is fully enclosed with timber fencing, creating a secure environment for children and pets.

### **Location**

Occupying a pleasant tucked-away position within a popular village setting, the property enjoys a peaceful residential environment whilst remaining conveniently located for everyday amenities. Local shops, schools, and recreational facilities are all within easy reach, while excellent transport links provide convenient access to Wakefield and surrounding areas. The combination of village charm, family-friendly surroundings, and commuter convenience makes this an ideal location for a wide range of buyers.

EPC Rating: D

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band D

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, private drive and garage

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

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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.

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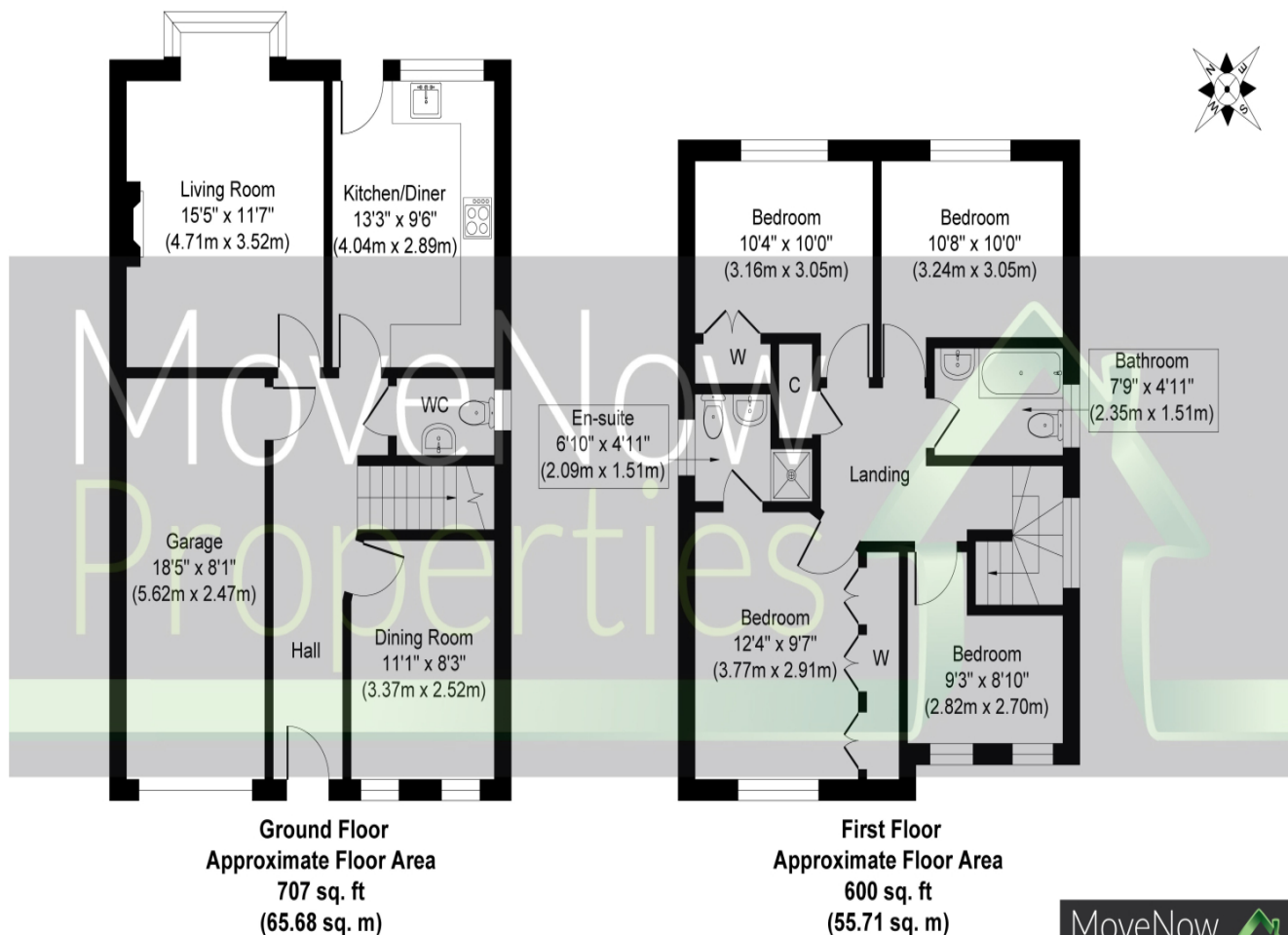






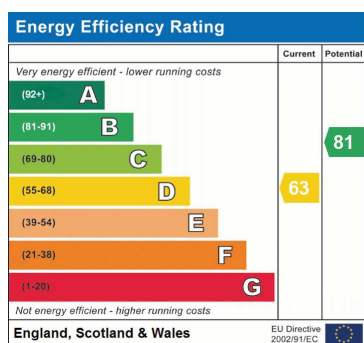






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction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