



**FOR SALE**

**Balne Mill Grove, Wakefield,**

**WF2 0FL**

**3 Bedroom, Semi Detached**

**£200,000**



Movenowproperties are delighted to offer this well presented 3 bedroom semi detached property for sale. Having spacious enclosed rear garden. Off road parking, downstairs WC, kitchen / dining room and master bedroom with en-suite. Truly must be viewed to be appreciated.

Accommodation briefly comprises:

### Entrance Hall

A pleasant entrance with new external door, coir matting entrance flooring, wood effect vinyl flooring, stairs leading to first floor and doors leading to WC and living room.



### WC / Cloakroom

Measurements: 4' 8" x 2' 8" (1.43m x 0.82m)

Having wood effect vinyl flooring, low flush WC, pedestal wash basin and radiator.



### Living Room

Measurements: 15' 2" x 11' 5" (4.63m x 3.48m)

A spacious living room with carpet flooring, radiator and double glazed window overlooking the front.





## Kitchen / Dining Room

**Measurements: 14' 7" x 10' 6" (4.44m x 3.21m)**

Offering a range of modern wall and base units with complementary work surfaces and tiled splash back. Integrated electric oven, 4 ring gas hob, sink with mixer tap and drainer, useful understairs storage, double glazed window and patio doors opening to the enclosed rear garden.



## Stairs & Landing

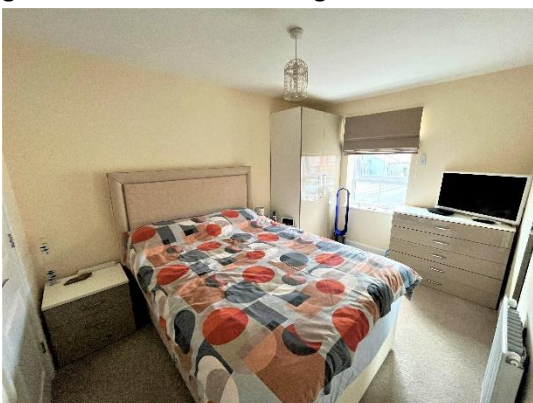
Having carpet flooring, handrail, useful storage cupboard and doors to bedrooms and family bathroom.



## Bedroom 1

**Measurements: 13' 5" x 8' 1" (4.08m x 2.46m)**

A double bedroom with carpet flooring, radiator, recess for wardrobes / dressing table, door to ensuite and double glazed window overlooking the front.



### En-suite

**Measurements: 8' 0" x 4' 1" (2.45m x 1.25m)**

Offering low flush WC, pedestal wash basin, large shower, radiator and double glazed window overlooking the side.



### Bedroom 2

**Measurements: 9' 9" x 8' 1" (2.98m x 2.46m)**

A double bedroom with carpet flooring, radiator and double glazed window overlooking the rear.



### Bedroom 3

**Measurements: 8' 5" x 5' 10" (2.57m x 1.79m)**

Having carpet flooring, radiator and double glazed window overlooking the front.

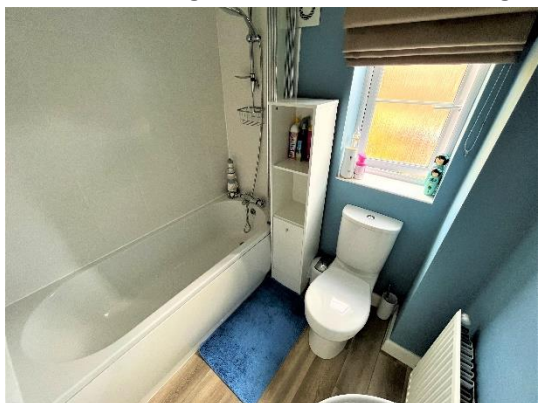




## Bathroom

Measurements: 5' 7" x 5' 2" (1.71m x 1.58m)

Comprising of a 3 piece suite in white, low flush WC, pedestal wash basin, bath with overhead shower, radiator and frosted double glazed window overlooking the rear.



## Outside

To the front of the property is an attractive garden with path leading to new external door.

To the rear of the property is a spacious enclosed rear garden offering access to 2 allocated off road parking spaces.

The rear garden extends to the side of the property offering an attractive patio area, lawned area and fenced boundaries.



## Tenure

Freehold

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

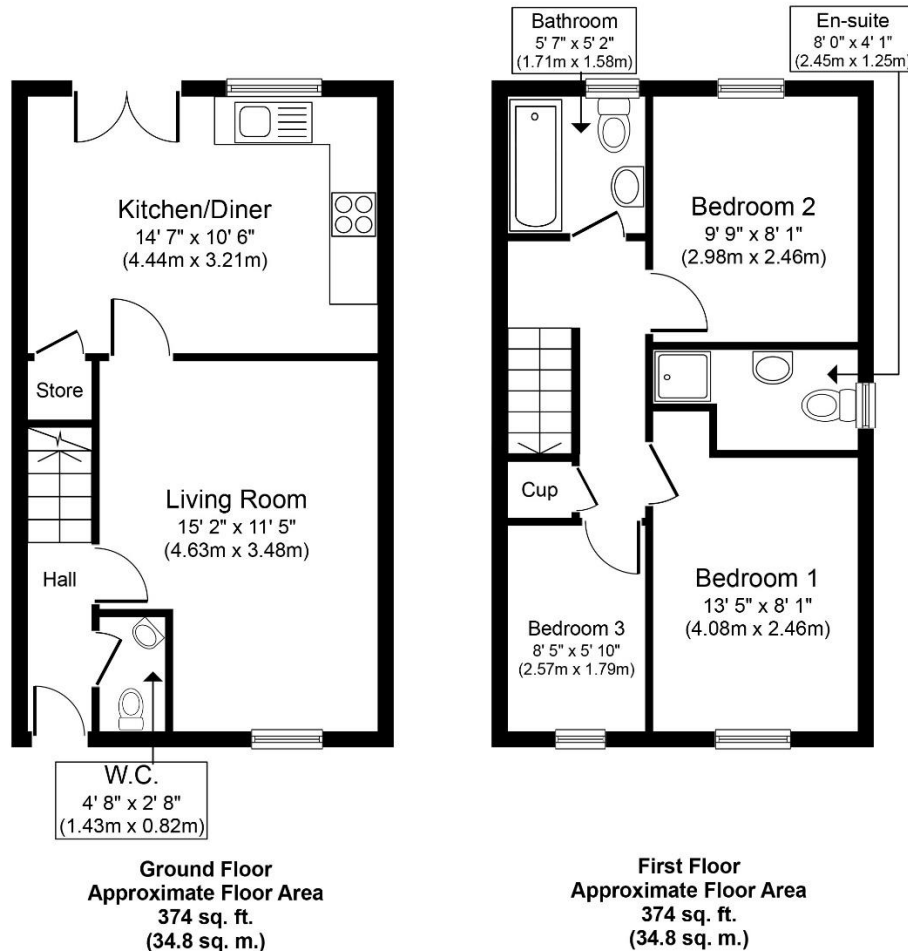
## Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us [Movenowproperties.com](http://Movenowproperties.com) 01924 249349 / [info@movenowproperties.com](mailto:info@movenowproperties.com)

## 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.



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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