

FOR SALE

Hepworth Gardens, Wakefield,

WF1 3FH

4 Bedroom, Semi Detached

£340,000



Movenowproperties are delighted to offer this 4 bedroom Semi Detached property for sale. Having 4 good sized bedrooms, 3 bathrooms, kitchen / diner with patio doors opening to enclosed rear garden. Must be viewed to be appreciated.

Entrance Hall:

A pleasant entrance hall with composite entrance door, laminate flooring, radiator, understairs storage and stairs leading to first floor landing.



Downstairs WC

Having low flush wc, pedestal wash basin, laminate flooring, radiator and frosted double glazed window overlooking the front.



Living Room

Measurements: 15' 5" x 10' 11" (4.70m x 3.33m)

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



Kitchen / Dining Room

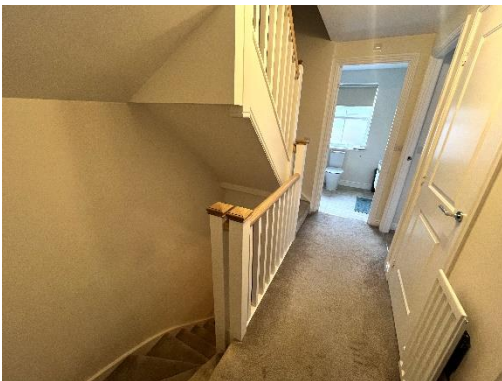
Measurements: 18' 1" x 11' 7" (5.52m x 3.54m)

Offering a range of modern wall and base units with complementary work surfaces and upstands, recessed spot lights, integrated oven and microwave, 1.5 sink and drainer with mixer tap, integrated fridge freezer, useful storage cupboard with plumbing for washing machine, 4 ring gas hob and cooker hood above.



Stairs & Landing to first floor

Having carpet flooring, hand rail, 2 x useful storage cupboards housing water heater and boiler, radiator and doors leading to bedrooms and bathroom.



Master bedroom

Measurements: 13' 7" x 10' 1" (4.14m x 3.08m)

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



En-suite

Measurements: 7' 10" x 6' 8" (2.38m x 2.04m)

Having tiled flooring, walk in double shower, low flush wc, pedestal wash basin, recessed spot lights, chrome towel heater and frosted double glazed window overlooking the rear.



Bedroom 3

Measurements: 10' 1" x 9' 3" (3.08m x 2.81m)

A double bedroom with carpet flooring, fitted wardrobes, radiator and double glazed window overlooking the front.



Family Bathroom

Measurements: 7' 8" x 5' 7" (2.34m x 1.70m)

Comprising of a 3 piece suite in white, low flush wc, sink in modern vanity, tiled flooring, part tiling to walls, chrome towel heater and frosted double glazed window overlooking the front.



Stairs & Landing to second floor

Having carpet flooring, loft hatch and doors to 2 bedrooms and 3rd bathroom.

Bedroom 2

Measurements: 14' 6" x 9' 5" (4.43m x 2.88m)

A double bedroom with carpet flooring, fitted wardrobes, radiator and double glazed window overlooking the front.



Bedroom 4

Measurements: 10' 9" x 9' 3" (3.27m x 2.81m)

Another good sized bedroom with carpet flooring, radiator and Velux opening to rear.



Bathroom 2

Measurements: 6' 11" x 5' 10" (2.11m x 1.78m)

Having tiled flooring, 3 piece suite with low flush wc, wash basin set in modern vanity, bath with overhead shower, chrome towel heater and Velux window opening to rear.



Outside

To the side of the property is a drive offering off road parking and EV charger.

To the rear is a large enclosed, lawned rear garden with fenced boundaries.



Tenure

Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		94
81-91	B	85	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Viewings

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

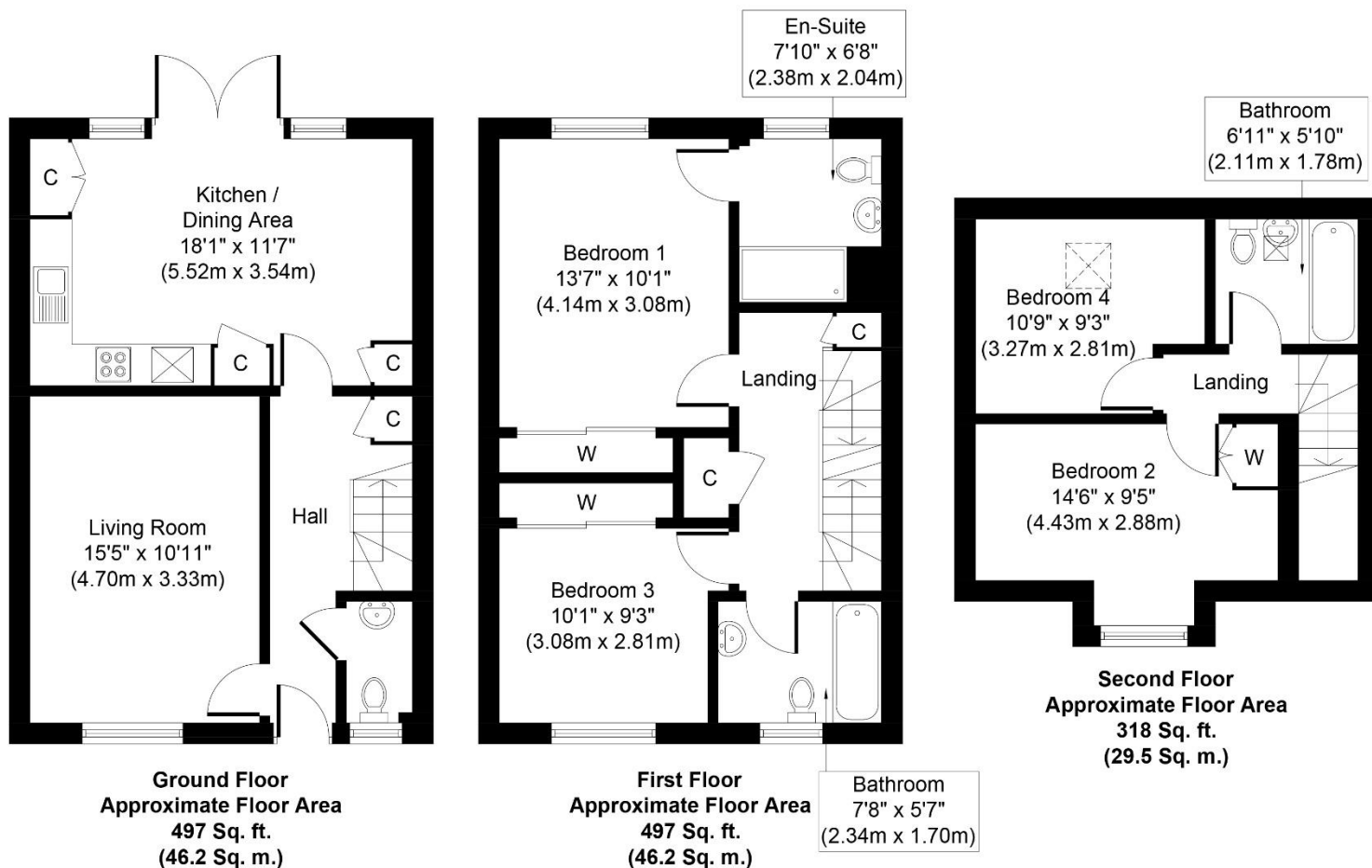
Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us Movenowproperties.com 01924 249349 / 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



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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