

Move Now Sales



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FOR SALE

Holly Court, Wakefield

WF1 3TW

2 Bedroom, End Bungalow

£149,995



Movenowproperties are pleased to offer this 2 bedroom end bungalow available for sale. Located in an age restricted community available for over 55's only this beautiful bungalow has a spacious living room, kitchen, shower room and conservatory offering additional reception room.

Entrance Porch

Having UPVC entrance door, tiled flooring, useful storage cupboard and internal door leading to living room.



Living Room

Measurements: 19' 3" x 10' 0" (5.87m x 3.04m)

A spacious living area with carpet flooring, feature fire place, coving to ceiling and ceiling rose, wall lights, electric heater and double glazed window overlooking the front.



Kitchen

Measurements: 9' 8" x 9' 2" (2.95m x 2.79m)

Having a range of wall and base units, tiled flooring, plumbing for washing machine, space for tall fridge / freezer, electric oven and hob, 1.5 sink and drainer with mixer tap and double glazed window overlooking the rear.



Conservatory

Measurements: 12' 3" x 7' 4" (3.73m x 2.23m)

A lovely second reception room with double glazed windows overlooking the sides and patio doors opening to rear, tiled effect laminate flooring, electric heater power and lighting.



Bedroom 1

Measurements: 11' 3" x 9' 11" (3.43m x 3.01m)

A double bedroom with carpet flooring, fitted wardrobes, storage cupboard housing water cylinder electric heater and window overlooking the conservatory offering borrowed light.



Bedroom 2

Measurements: 10' 2" x 9' 3" (3.10m x 2.81m)

Another good sized bedroom with carpet flooring, electric heater and double glazed window overlooking the front.



Shower Room

Measurements: 7' 3" x 6' 1" (2.21m x 1.85m)

Comprising of a 3 piece suite, double walk in shower, low flush wc and wash basin set in work top offering ample of shelving space. Tiled flooring and wall mounted electric towel heater.



Outside:

To the front of the property is an allocated parking space.

To the rear of the property are communal gardens with pleasant patio area for outdoor seating.



Leasehold

Term: 189 years from October 1990 – Approx 157 years remaining

Service charge Approx: £1366.44 (£113.87 pcm)

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D	63	
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.

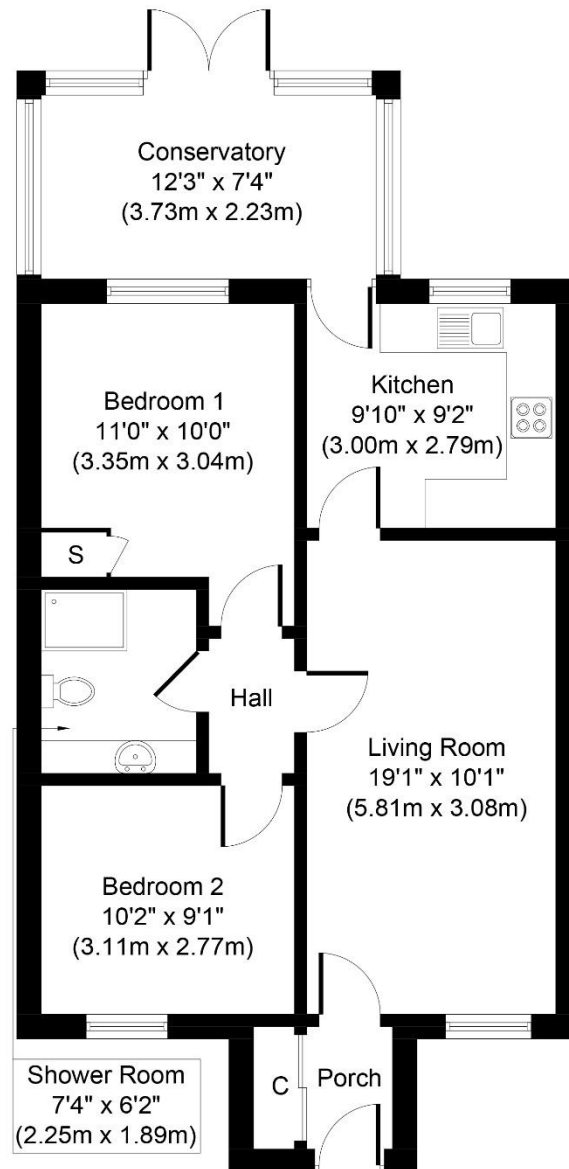
Free valuations

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 should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Approximate Floor Area
733 Sq. ft.
(68.1 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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