



**FOR SALE**

**Blackwell Crescent, Wakefield**

**WF1 4FZ**

**2 Bedroom, Terrace**

**£190,000**



Movenowproperties are delighted to this beautiful 2 double bedroom property for sale.

Having pleasant entrance hall, downstairs wc, living room with patio doors opening to enclosed rear garden, off road parking for 2 vehicles. Must be viewed to be appreciated.

### Entrance Hall

A pleasant entrance hall with carpet flooring, understairs storage cupboard, radiator and stairs leading to first floor.



### Kitchen

**Measurements: 9' 0" x 5' 11" (2.75m x 1.80)**

Offering a range of modern wall and base units with undercounter lighting, complementary work surface, sink with drainer and mixer tap, plumbing for washing machine and space for fridge freezer, integrated electric oven, 4 ring gas hob and double glazed window overlooking the front.



### Living Room

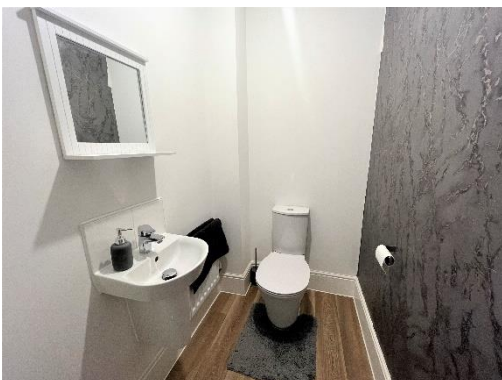
**Measurements: 13' 0" x 12' 8" (3.97m x 3.86)**

This spacious living area has patio doors with floor to ceiling side windows allowing lots of natural light, carpet flooring and radiator.



### Downstairs WC

A useful cloakroom with wood effect vinyl flooring, low flush wc, wall hung wash basin with tiled splash back and radiator.



## Stairs and landing

Having carpet flooring, loft hatch and useful storage cupboard housing boiler.



## Bedroom 1

**Measurements: 12' 7" x 11' 7" (3.84m x 3.52)**

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



## Bedroom 2

**Measurements: 12' 6" x 8' 0" (3.82m x 2.44)**

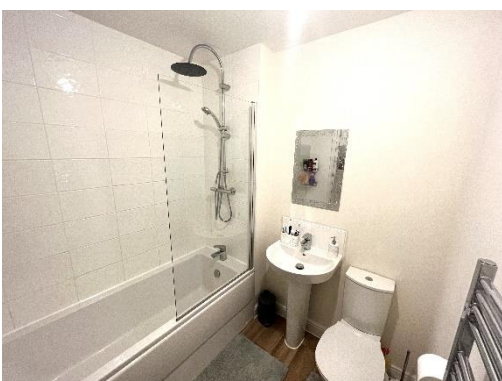
Another double bedroom with carpet flooring, radiator, useful storage cupboard and double glazed window overlooking the front.



## Bathroom

**Measurements: 6'6" x 6'3" (1.99m x 1.90)**

Offering a modern 3 piece suite with bath, overhead shower and glass shower screen, low flush wc, pedestal wash basin and chrome towel heater.



## Outside

To the front of the property is 2 allocated parking spaces directly outside the front.  
Side access leading to the enclosed rear garden with lawn, patio and fenced boundaries.



## Tenure

Freehold

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		98
81-91	B	84	
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.

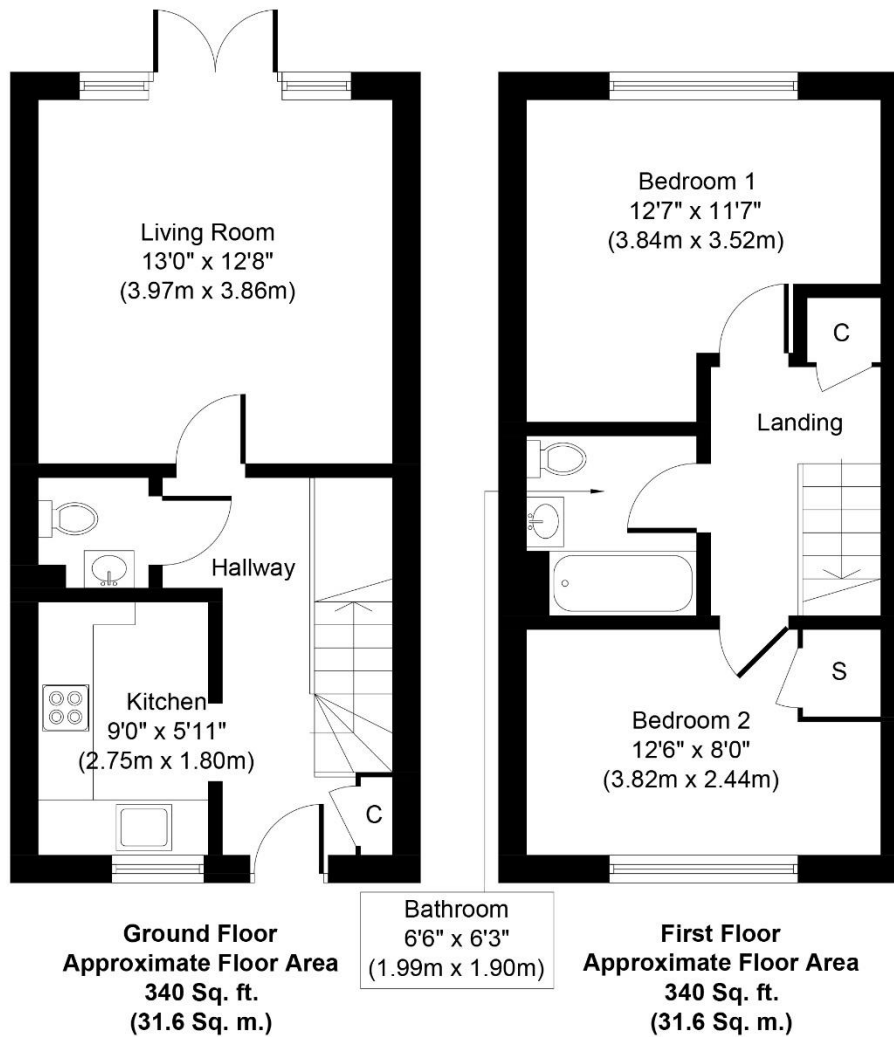
## Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us [Movenowproperties.com](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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