



**FOR SALE**

**Manor Road, Wakefield,**

**WF2 8DD**

**2 Bedroom, End Terrace**

**£110,000**



Movenowproperties are pleased to offer this 2, double bedroom, end terrace for sale. Conveniently located close Wakefield Town Centre and Westgate Train Station. Having living room, kitchen, rear porch, 2 good sized bedrooms and bathroom. Ideal for first time buyers or property investors.

## Living Room

**Measurements: 15'6" x 15'0" (4.72m x 4.58m)**

A pleasant living room with double glazed window overlooking the front and side, radiator carpet flooring and electric fire with stone surround.



## Kitchen

**Measurements: 12'0" x 11'3" (3.65m x 3.44m)**

A country style kitchen offering a range of freestanding units, complementary surfaces, Belfast sink, tiled splash back, freestanding double oven with grill and 4 ring gas hob, radiator, tiled effect vinyl flooring, double glazed window overlooking the side, door to cellar and opening to rear porch.



## Rear Porch

Having frosted windows overlooking side and rear. UPVC door leading to rear. Also benefiting from plumbing for washing machine and double socket.



## Stairs & Landing

Having carpet flooring, hand rail, loft hatch and doors to bedroom and bathroom.

## Bedroom 1

Measurements: 15'5" x 9'7" (4.70m x 2.91m)

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



## Bedroom 2

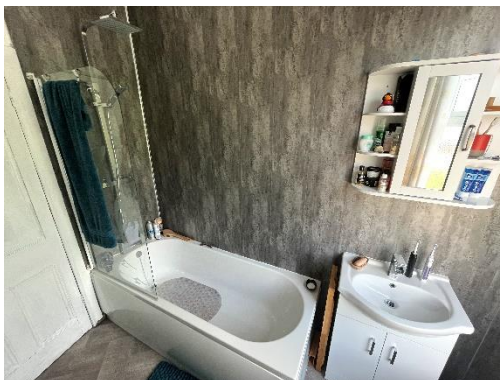
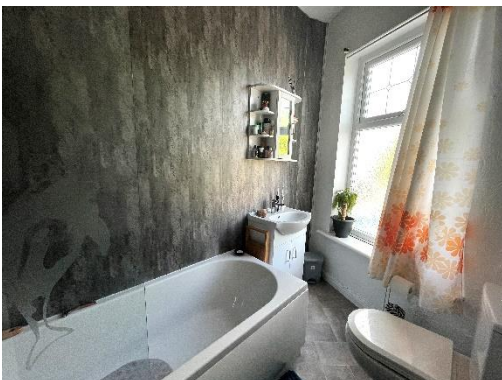
Measurements: 11'4" x 11'1" (3.46m x 3.38m)

Another double bedroom with carpet flooring, radiator, storage cupboard housing combi boiler and double glazed window overlooking the rear.



## Bathroom

A modern bathroom with a 3 piece suite with bath, overhead shower and glass shower screen, wash basin set in vanity, low flush wc, radiator and frosted double glazed window overlooking the side.



## Outside

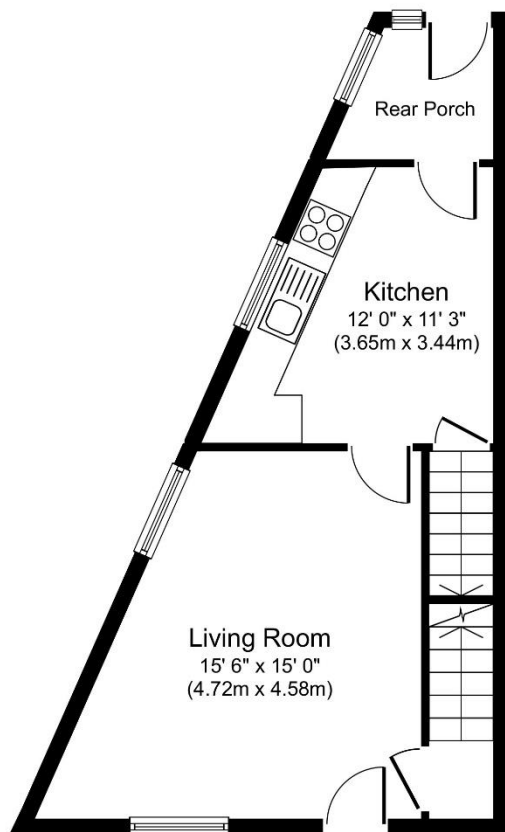
To the front of the property is on street parking.

To the rear of the property is a small garden area with side access and fencing.

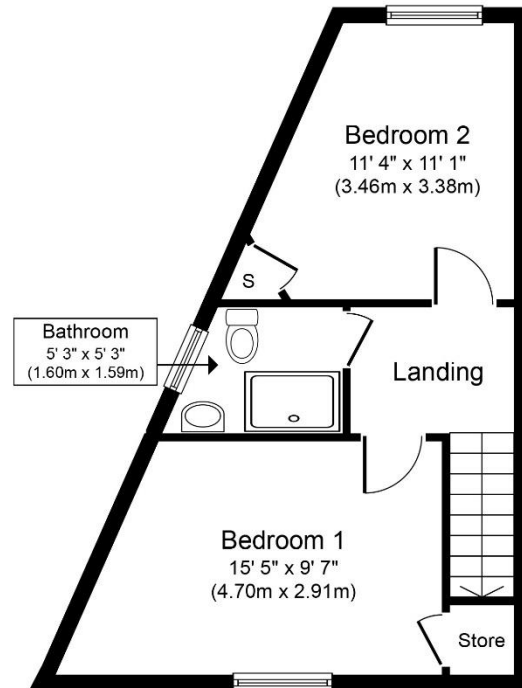


## Floor plans

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.



**Ground Floor**  
Approximate Floor Area  
376 sq. ft.  
(34.9 sq. m.)



**First Floor**  
Approximate Floor Area  
343 sq. ft.  
(31.9 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. 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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**Tenure**  
Freehold

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88
69-80	C		
55-68	D	57	
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.

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