

Move Now Sales



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**FOR SALE**

**Fraser Way, Wakefield,**

**WF1 2ZF**

**5 Bedroom, Detached**

**£465,000 OIEO**



Movenowproperties are pleased to offer this impressive five-bedroom family home for sale. Available with no chain, this property truly must be viewed to be appreciated. Offering versatile living space that includes a kitchen dining area, a first floor living room and a stunning master bedroom. The property has been lovingly improved by the current owners offering ready to move into accommodation.

Accommodation briefly comprises:

### Entrance Hallway

A bright entrance hallway with stairs leading to the first floor, wood effect laminate flooring, radiator and doors leading to the office / snug room, separate WC and kitchen dining area.



### Office / Snug Room

**Measurements: 12' 0" x 7' 5" (3.65m x 2.27m)**

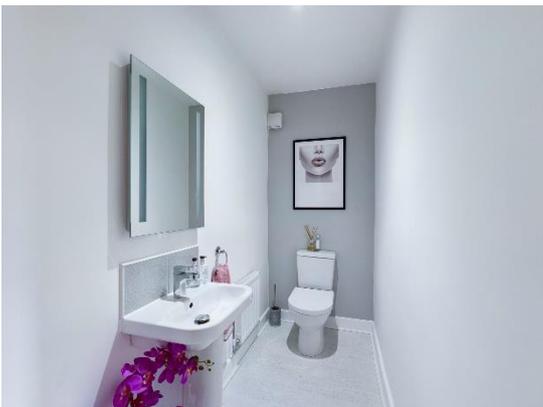
A spacious office space, consisting of a double-glazed window facing the front, radiator, and wood effect laminate flooring.



### Downstairs WC

**Measurements: 7' 5" x 3' 8" (2.27m x 1.11m)**

Having a 2 piece suite in white, with low flush WC, pedestal wash basin, radiator and recessed spotlights.



### Utility Room

**Measurements: 9' 8" x 3' 5" (2.95m x 1.04m)**

Offering modern wall and base units with plumbing for washing machine, work surface and door leading to laundry room.

### Laundry Room

Using part of the garage, this very useful laundry room offers additional space for laundry or storage with laminate flooring.

### Kitchen / Dining Room

**Measurements: 22' 8" x 11' 7" (6.90m x 3.52m)**

Contemporary style kitchen offering a range of modern wall and base units with complementary work surfaces, having integrated appliances which include fridge / freezer, Neff double electric oven and separate electric induction hob. Integrated wine cooler, sink and drainer with mixer tap. Also benefiting from wood effect laminate flooring & radiator, dining space and French doors overlooking the garden.



### Stairs & Landing to First Floor

Having carpet flooring leading to the first floor offering living room, family bathroom and 2 double bedrooms.

### Lounge

**Measurements: 22' 8" x 15' 11" (6.90m x 4.85m)**

Extensive living space, featuring a media wall, 3 double glazed windows facing the front, recessed spotlights and wood effect laminate flooring.



## Bedroom 2

**Measurements: 13' 1" x 10' 8" (3.98m x 3.26m)**

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



## Bedroom 3

**Measurements: 11' 7" x 9' 3" (3.52m x 2.83m)**

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



## Family Bathroom

**Measurements: 10' 11" x 7' 3" (3.33m x 2.22m)**

A stunning and spacious family bathroom comprising of a 4 piece suite, wood effect laminate flooring, floor to ceiling wall tiles, pedestal wash basin, low flush WC, bath and double walk in shower, chrome towel heater and frosted double glazed window overlooking the side.



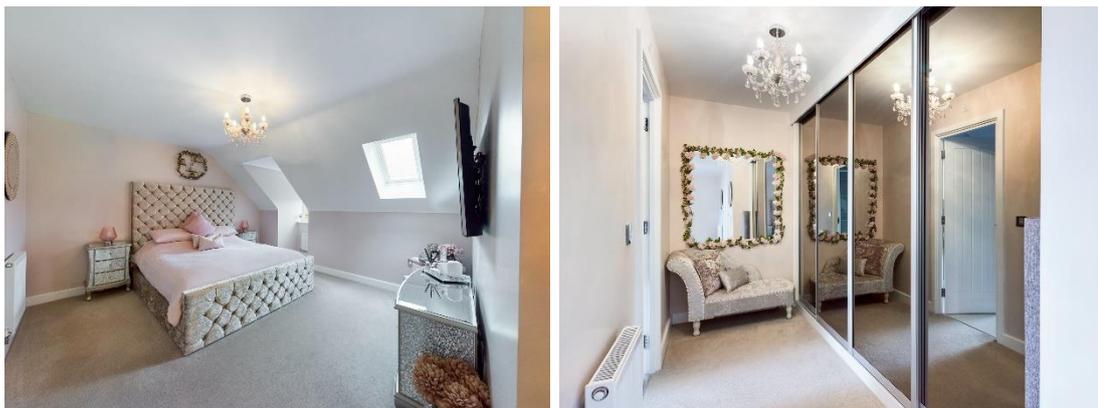
## Stairs & Landing to Second Floor

Having carpet flooring leading to the second floor offering impressive master bedroom and bedrooms 4 & 5.

## Master Bedroom

**Measurements: 22' 8" x 15' 7" (6.90m x 4.76m)**

The impressive master bedroom also benefits from a dressing area and en-suite. Having carpet flooring, radiator and 2 double glazed windows overlooking the front. Fitted wardrobes with mirror sliding doors to the dressing area.



## En-Suite

**Measurements: 9' 0" x 8' 7" (2.75m x 2.61m)**

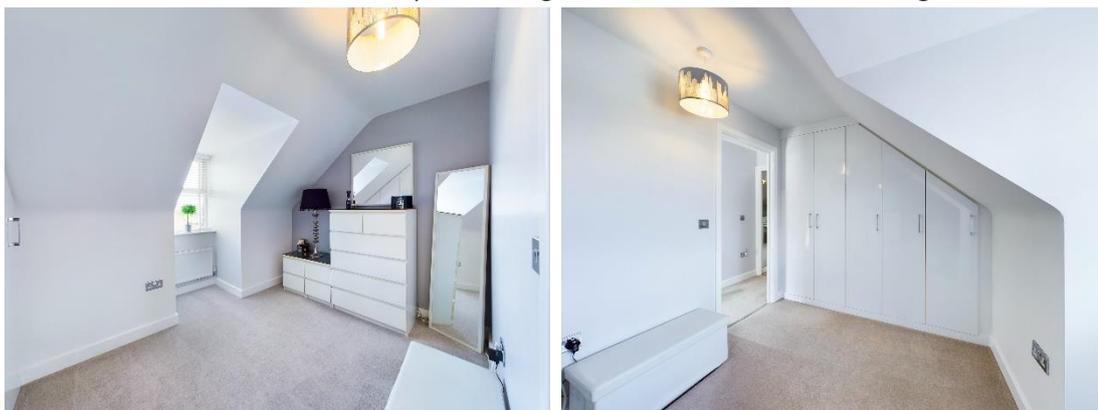
Another beautifully spacious bathroom offering a low flush WC, pedestal wash basin and double walk in shower. Chrome towel heater, floor to ceiling wall tiles and frosted double glazed window overlooking the front.



## Bedroom 4

**Measurements: 11' 7" x 10' 5" (3.52m x 3.18m)**

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



## Bedroom 5

**Measurements: 10' 8" x 8' 0" (3.26m x 2.44m)**

A brilliantly sized 5<sup>th</sup> bedroom currently being used as an additional dressing area with carpet flooring, fitted wardrobes and double glazed window overlooking the rear.



## Outside

To the rear is a beautifully landscaped garden which is a fantastic space for entertaining with a huge patio area, artificial grass, pergola with a glass roof, and fenced boundaries creating privacy and security. A truly superb garden that must be viewed. To the front of the property, there is a driveway suitable for three vehicles and garage.

The property is located for very easy access to Leeds centre as well as Wakefield centre and the M1. The property is also within easy reach of good local schooling and amenities.



## Tenure

Freehold

## Viewings

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

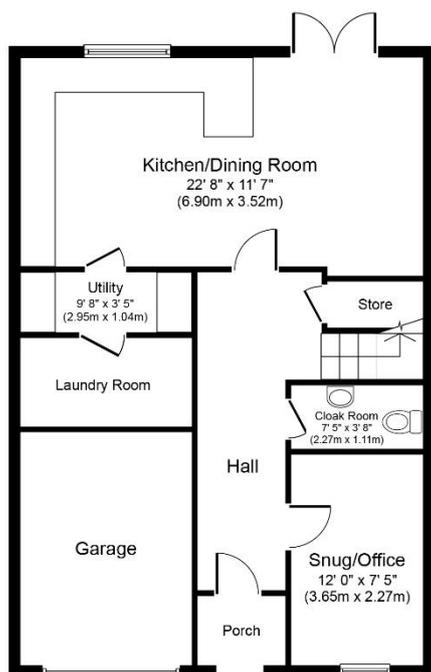
## Free valuations

Considering selling or letting your property?

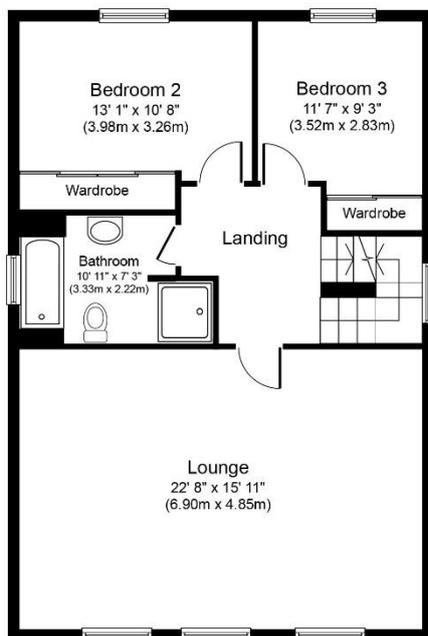
For a free valuation on your property please do not hesitate to contact us [Movenowproperties.com](http://Movenowproperties.com) 01924 249349.

## Floor plans

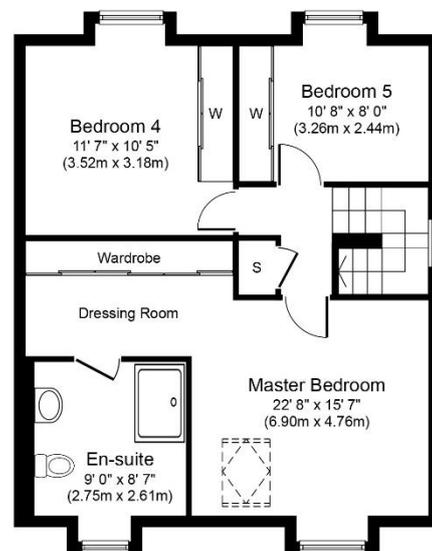
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



**Ground Floor**  
**Approximate Floor Area**  
**786 sq. ft.**  
**(73.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**786 sq. ft.**  
**(73.0 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**627 sq. ft.**  
**(58.3 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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