

Move Now Sales



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FOR SALE

Regent Street, Wakefield,

WF1 5HW

3 Bedroom, Mid Terrace

£140,000



Movenowproperties are pleased to offer this well presented 3 bedroom terrace property for sale. Having 2 large reception rooms, kitchen in rear extension, cellar, enclosed low maintenance rear patio, 3 good sized bedrooms and bathroom. Available with no chain.

Living Room

Measurements: 13' 5" x 12' 8" (4.10m x 3.87m)

A well presented living area with carpet flooring, radiator, double glazed window overlooking the front and electric fire with attractive surround.



Dining Room

Measurements: 12' 9" x 12' 8" (3.88m x 3.87m)

A spacious second reception room with carpet flooring, radiator, modern serving hatch to kitchen and chimney breast with opening offering feature lighting.



Kitchen

Measurements: 9' 8" x 7' 11" (2.94m x 2.41m)

Located at the rear of the property this extension provide a kitchen area offering a range of wall and base units, complementary work surfaces, tiled upstand, integrated oven, 4 ring electric hob and cooker hood above. Stainless steel sink with drainer and mixer tap, radiator, double glazed window and UPVC glazed door opening to the enclosed rear garden.



Cellar

Measurements: 12' 10" x 11' 0" (3.90m x 3.35m)

Currently housing gas and electric meters, lighting and cold slab.

Stairs & Landing to first floor

Having carpet flooring, hand rail and doors to bedrooms and bathroom.

Bedroom 1

Measurements: 12' 8" x 10' 11" (3.86m x 3.32m)

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



Bedroom 2

Measurements: 9' 9" x 7' 11" (2.98m x 2.41m)

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



Bathroom

Measurements: 9' 8" x 4' 5" (2.95m x 1.34m)

Comprising of a white 3 piece suite, bath with overhead shower, pedestal wash basin, low flush wc and frosted double glazed window overlooking the rear.



Stairs and landing to second floor.

Having fire safety door from first floor landing opening to stairs leading to second floor. Carpet flooring and hand rail.

Bedroom 3

Measurements: 16' 6" x 12' 7" (5.02m x 3.83m)

Another double bedroom with carpet flooring, Velux window, radiator and recessed spot lights.



Outside

To the front of the property is on street parking and a pleasant buffer garden.

To the rear of the property is a low maintenance enclosed rear garden. Having patio flags, brick and fenced boundaries and gate leading to rear.



Tenure

Freehold

EPC

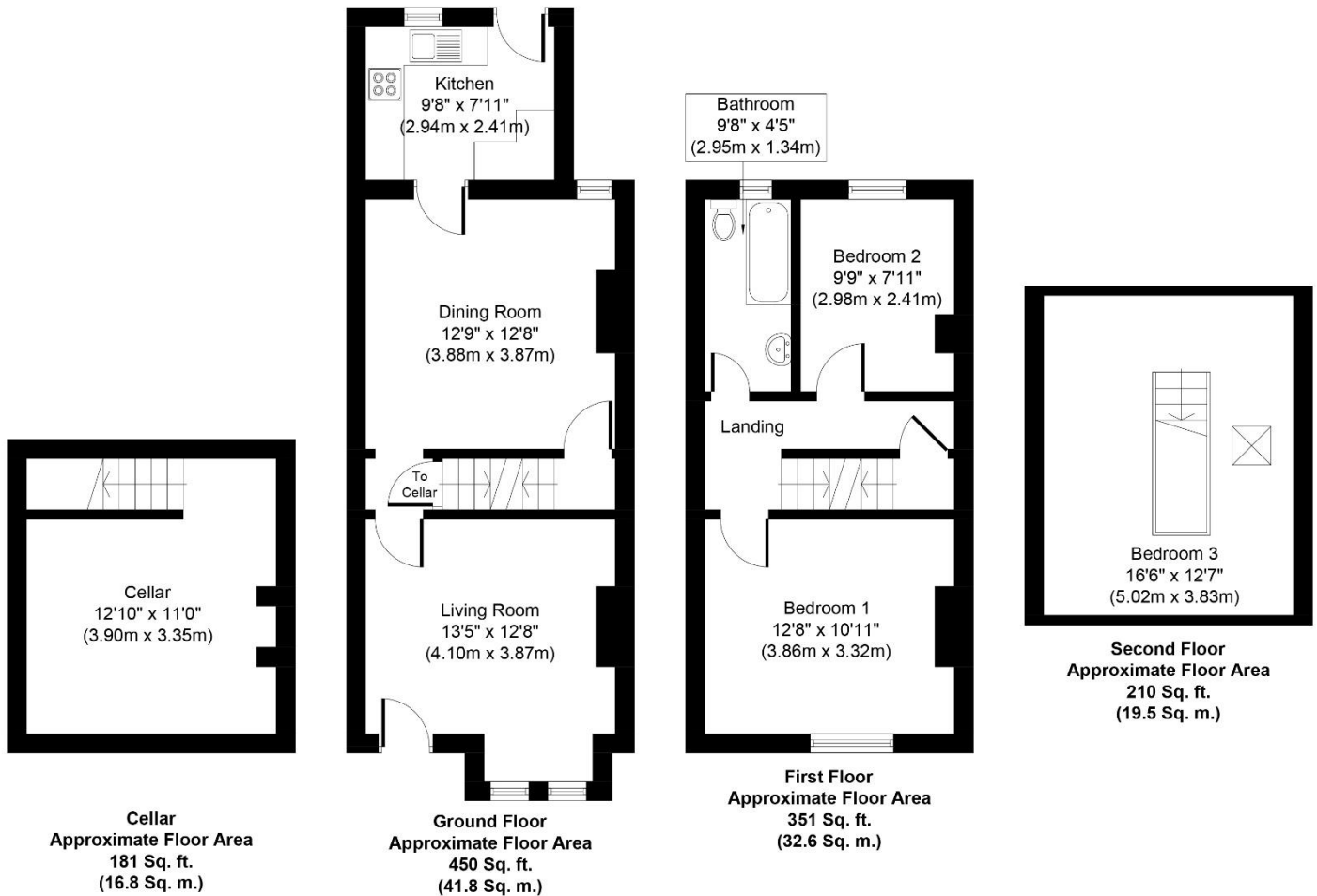
Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C		
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		

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

Floor plans

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