

Move Now Sales



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**FOR SALE**

**Harrison Close, Wakefield,**

**WF1 3FE**

**3 Bedroom, Semi Detached**

**OIEO £250,000**



Movenowproperties are delighted to offer this 3 Bedroom Semi Detached property for sale. Having large drive offering off road parking for 2 vehicles. Spacious enclosed rear garden. Attractive kitchen / dining opening to living area with Bi-Fold doors. Downstairs WC, 3 good sized bedrooms and 2 bathrooms.

## Entrance

This spacious entrance has composite external door with frosted side panel, tiled flooring, radiator and useful storage cupboard behind double doors.



## Kitchen / Dinner

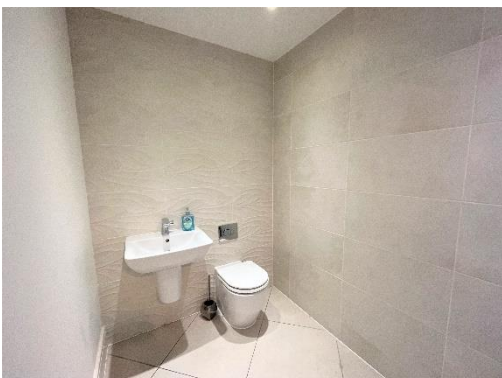
**Measurements: 13' 7" x 7. 9" (4.15m x 2.36m)**

Offering a range of modern wall and base units with complementary work surfaces and under cupboard lighting. Integrated fridge / freezer dishwasher, 1.5 sink and drainer with mixer tap, integrated oven and microwave and electric hob. Also benefiting from tiled flooring, radiator, recessed spot lights, double glazed bay window overlooking the front, stairs leading to first floor and opening to living area.



## Downstairs WC

A spacious cloakroom with tiled flooring, wall hung wc and wash basin, recessed spot lights and chrome towel heater.



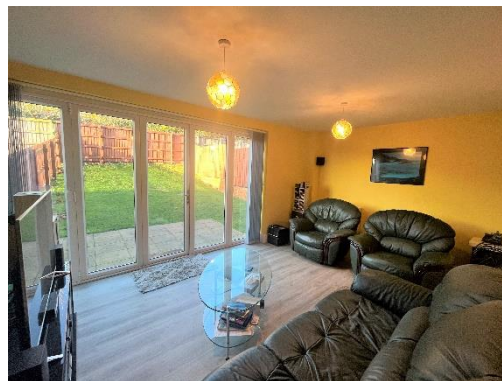
### Storage

Between the living room and kitchen there is a large storage cupboard behind double doors with offer plumbing for an automatic washing machine and ample additional storage space.

### Living Room

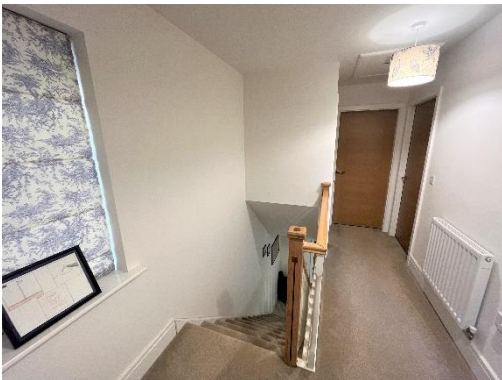
**Measurements: 10' 9" x 10' 9" (3.28m x 3.28 m)**

With Bifold doors opening to enclosed rear garden with light and airy room also has laminate flooring and radiator.



### Stairs & Landing

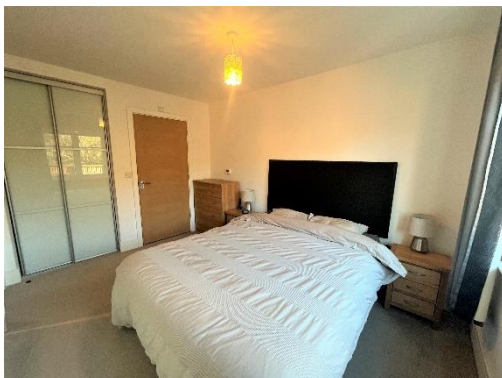
Having carpet flooring, hand rail, radiator, double glazed window overlooking the side and loft hatch.



### Bedroom 1

**Measurements: 12' 2" x 9.0" (3.70m x 2.74m)**

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



### En-Suite

**Measurements: 7' 8" x 4.6" (2.34m x 1.38m)**

A modern en-suite with tiling to walls, recessed spot lights, wall hung wc, pedestal wash basin set on modern vanity, double walk in shower and chrome towel heater.



### Bedroom 2

**Measurements: 14' 8" x 9.0" (4.48m x 2.74m)**

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



### Bedroom 3

**Measurements: 9'3" x 7.1" (2.83m x 2.15m)**

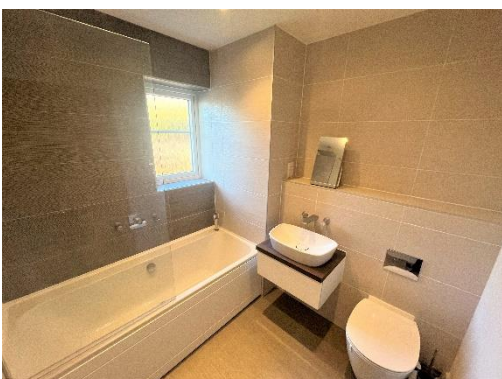
A good sized third bedroom with carpet flooring, radiator and double glazed window overlooking the front.



### Bathroom

**Measurements: 7' 1" x 7.0" (2.16m x 2.13m)**

A modern bathroom comprising of a wall hung wc, wash basin set in vanity, bath with overhead shower and shower screen, tiling to walls, frosted double glazed window overlooking the rear and chrome towel heater.



## Outside

To the front of the property is a large drive offering off road parking for 2 vehicles.

Side access to the rear garden.

An enclosed rear garden with patio from living room, large lawned area and fenced boundaries.



## Tenure

Freehold

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		95
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.

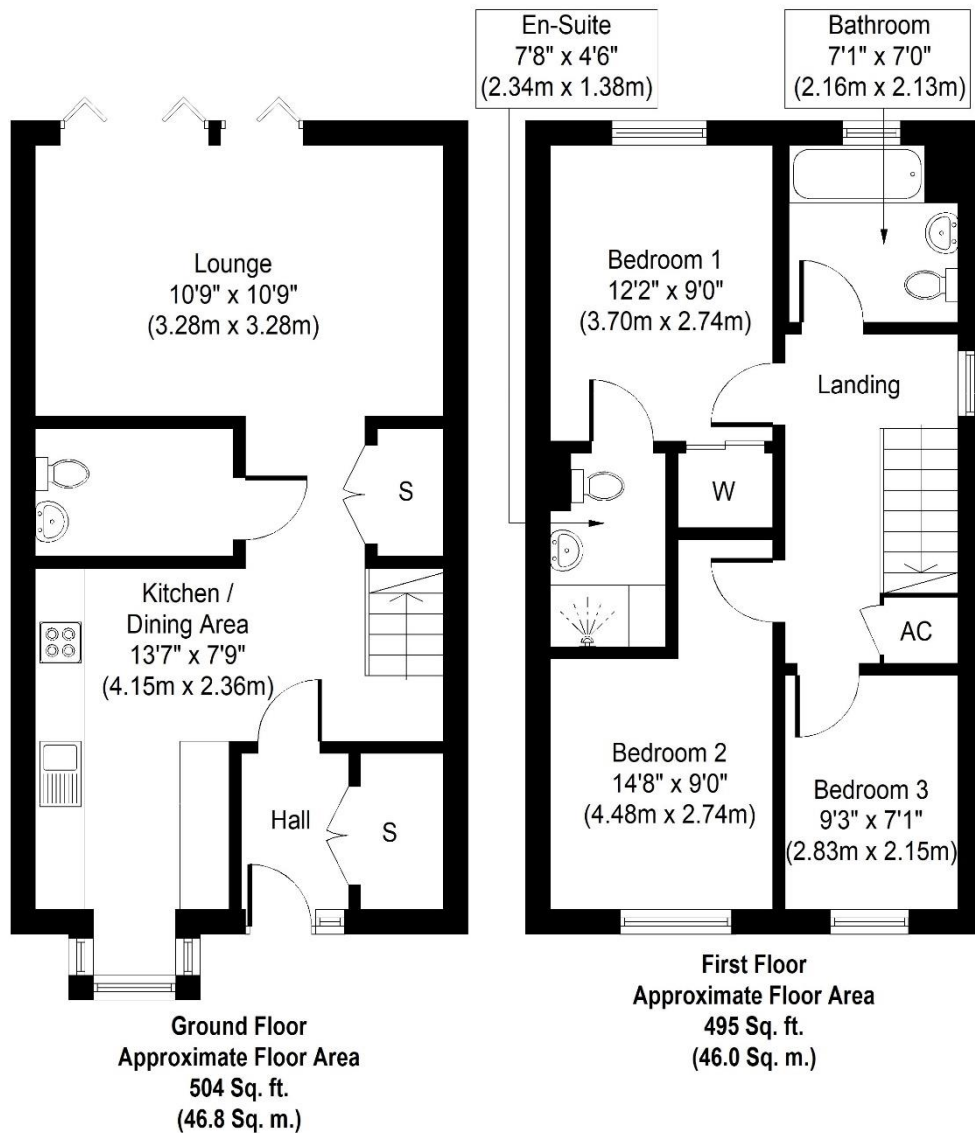
## Free valuations

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

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