



FOR SALE

Bevin Crescent, Wakefield,

WF1 3ER

3 Bedroom, Semi Detached

£189,995



Movenowproperties are delighted to offer this 3 bedroom semi detached property for sale.

Having spacious gardens to front and rear, off road parking.

Conveniently situated within close proximity to Wakefield city centre, the property is well served by local amenities including shops and schools, whilst, having easy access to Outwood train station and Junction 41 of the M1 motorway.

Entrance Hallway

UPVC entrance door, laminate flooring, radiator, staircase leading to the first floor landing, door into the living room.



Living Room

Measurements: 15' 8" x 13' 2" (4.79m x 4.01m)

A spacious living area with UPVC double glazed walk in window to the front and a window at the side, radiator and feature fire with attractive tiled back and hearth within wood surround.



Dining Kitchen

Measurements: 14' 11" x 8' 10" (4.55m x 2.70m)

Comprises a range of modern wall and base units with work surface, incorporating stainless steel sink and drainer with mixer tap, freestanding electric cooker, plumbing for a dishwasher, space for fridge freezer, Patio doors opening to rear, UPVC double glazed windows to the rear and a window to the side, tiled flooring, radiator, dado rail and pantry. Door to side entrance porch.



Side Entrance Porch

Tiled floor, space for condensing dryer, plumbing for automatic washing machine. UPVC double glazed windows to the side and entrance door.

Stairs & Landing

UPVC double glazed window to the side. Loft access. Doors to bedrooms and house bathroom/w.c.



Bedroom 1

Measurements: 12' 2" x 9' 6" (3.72m x 2.90m)

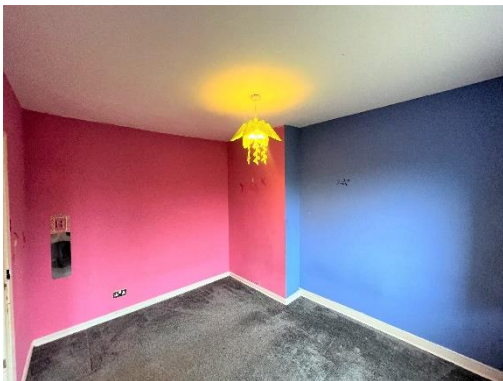
A double bedroom with UPVC double glazed window to the front and radiator.



Bedroom 2

Measurements: 11' 6" x 9' 6" (3.52m x 2.90m)

A double bedroom with radiator and UPVC double glazed window to the rear.



Bedroom 3

Measurements: 7' 1" x 6' 7" (2.17m x 2.02m)

A single bedroom with radiator and double glazed window to the front and single bed frame built over bulk head.



Bathroom

Measurements: 6' 4" x 5' 8" (1.94m x 1.73m)

A 3 piece white suite with low flush w.c., pedestal wash basin and P shaped with overhead shower and glass shower screen. Part tiling to walls, tiled flooring, modern towel heater, UPVC double glazed frosted window to the rear.



Outside

The front has a pleasant low maintenance garden area providing off street parking for two vehicles. Whilst, to the rear of the property there is a superb lawned garden incorporating patio area.



Tenure

Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		

Viewings

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

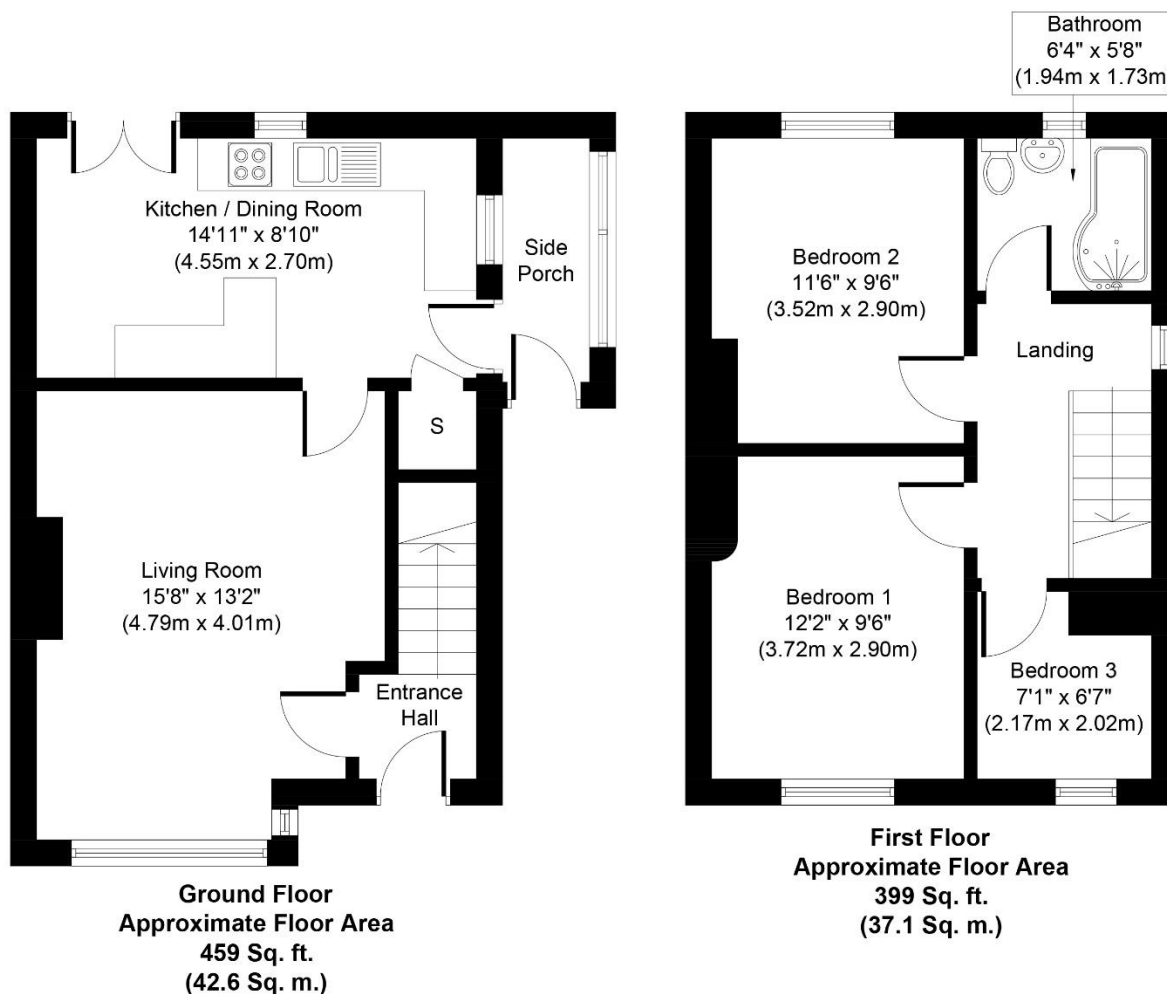
Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us Movenowproperties.com 01924 249349 / 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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