



FOR SALE

Sovereign Road, Wakefield

WF1 2EQ

4 Bedroom, Detached

OIRO £395,000



Movenowproperties are pleased to offer this spacious 4 bedroom, detached family home for sale. Benefiting from solar panels, 2 Bathrooms, 2 Reception rooms, Integral Garage and attractive gardens to front side and rear. Located in a popular location with lots of local amenities. Truly must be viewed to be appreciated.

Entrance Hall

A pleasant entrance hall with high quality Karndean flooring, radiator, integral garage door and stairs leading to first floor.



Living Room

Measurements: 15' 5" x 11' 10" (4.71m x 3.62m)

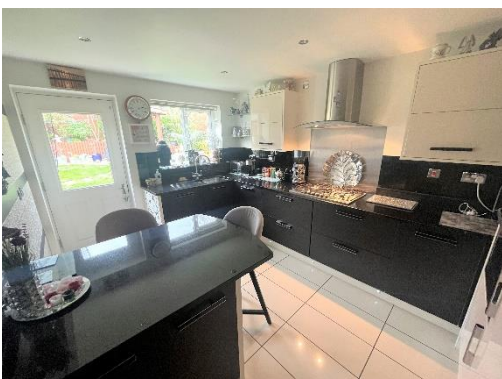
A spacious living area with patio doors opening to enclosed rear garden, electric fire with modern surround and lighting, radiator and carpet flooring.



Kitchen

Measurements: 12' 10" x 9' 3" (3.92m x 2.83m)

Offering a range of modern wall and base units with plinth lighting, complementary granite work surfaces, tiled flooring, recessed spotlights, peninsular offering additional work surface, seating area and base units. Integrated fridge / freezer, washing machine and dishwasher, 1.5 sink with mixer tap and drainer groves, integrated double oven, recessed spotlights, double glazed window and UPVC door leading to enclosed rear garden.



Dining Room

Measurements: 10' 4" x 8' 1" (3.16m x 2.49m)

This versatile second reception room and tiled effect flooring, radiator and 2 double glazed windows overlooking the front offering lots of natural light.



Downstairs wc

Having tiling to walls and floor, frosted double glazed window overlooking the side, low flush wc, pedestal wash basin and radiator.



Stairs & Landing

Having carpet flooring, hand rail, double glazed window overlooking the side, loft hatch, useful storage cupboard housing water heater and spacious landing area.



Master Bedroom

Measurements: 12' 6" x 9' 10" (3.82m x 3.01m)

A double bedroom with carpet flooring, radiator, fitted wardrobes and 2 double glazed windows overlooking the front.





En-Suite

Measurements: 4' 9" x 4' 6" (1.47m x 1.38m)

A modern en-suite with tiling to walls and floor, low flush wc, pedestal wash basin, shower with mains shower, radiator and frosted double glazed window overlooking the side.



Bedroom 2

Measurements: 10' 7" x 7' 7" (3.25m x 2.31m)

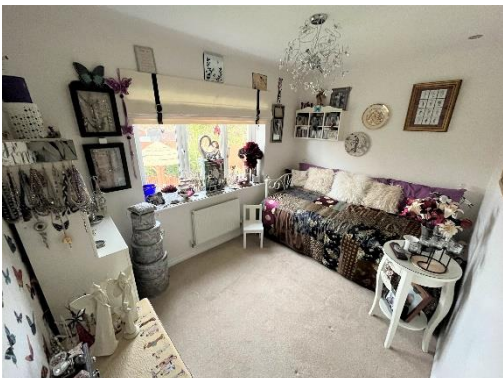
A double bedroom with carpet flooring, fitted wardrobes, radiator and double glazed window overlooking the rear.



Bedroom 3

Measurements: 10' 2" x 7' 9" (3.12m x 2.37m)

Having carpet flooring, radiator and double glazed window overlooking the rear.



Bedroom 4

Measurements: 9' 6" x 6' 0" (2.76m x 1.85m)

Having carpet flooring, radiator and double glazed window overlooking the rear.



Bathroom

Measurements: 7' 5" x 5' 1" (2.27m x 1.56m)

A modern bathroom offering a white 3 piece suite, bath, low flush wc and pedestal wash basin. Tiling to floor and walls, radiator and frosted double glazed window overlooking the side.



Outside

To the front of the property, there is a private driveway providing ample off-street parking that leads up to the integral garage. Also benefiting from front lawned garden and a summer house.

To the rear and side of the property, there is a generous private enclosed garden that is beautifully landscaped featuring block-paving patio area, lawn, a shed, a pergola, and mature shrubs and fencing offering a high degree of privacy.

Complete with solar panels and burglar alarm.





Tenure
Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90	91
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.

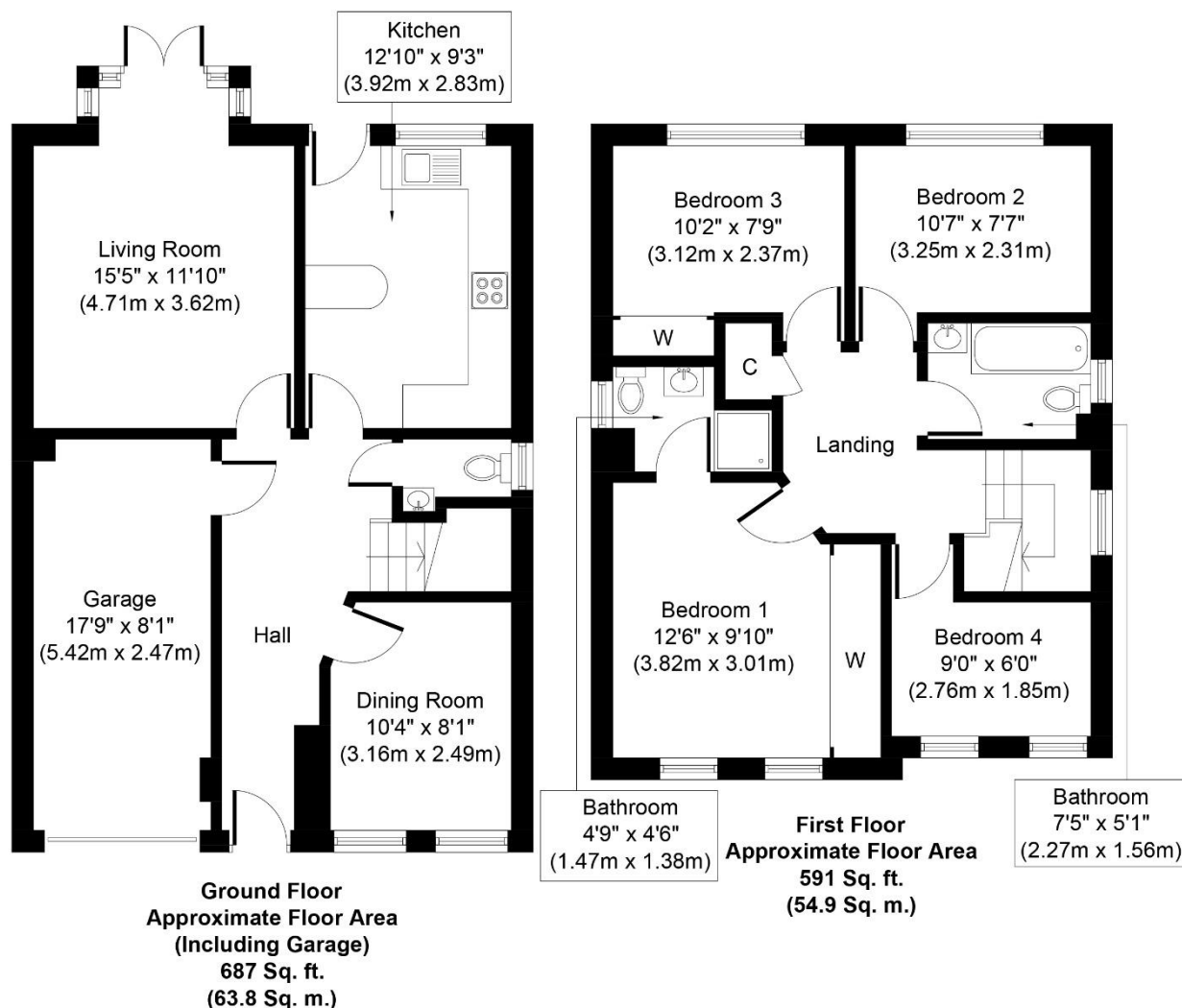
Free valuations

Considering selling or letting your property?

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



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