



**FOR SALE**

**Lancaster Avenue, Wakefield**

**WF1 2ZG**

**4 Bedroom, Detached**

**OIRO £360,000**



Movenowproperites are delighted to offering this stunning 4 / 5 bedroom family home for sale. Having been well maintained and presented this property truly must be viewed to be appreciated. Brilliant location close to Wakefield and motorway networks for those commuting.

- 4 / 5 Bedroom property with additional reception / 5<sup>th</sup> bedroom on ground floor
  - Stunning well maintained newly build property
    - 2 Bedrooms with En-Suite's
    - Modern family bathroom
  - Fabulous kitchen / dining room with separate utility
    - Downstairs WC
  - Single garage with power & lighting
  - Attractive & spacious enclosed rear garden
    - Drive offering off road parking
    - Must be viewed to be appreciated

### Entrance Hall

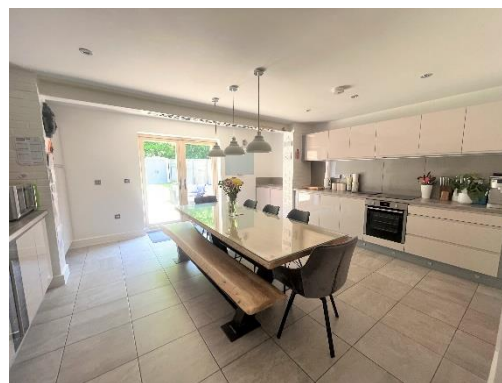
Having a composite door opening to a spacious entrance hall with tiled flooring, alarm system, radiator, storage cupboard and recessed spot lights.



### Kitchen / Dining Room

**Measurements: "16'6 x 16'1" (5.03m x 4.89m)**

A stunning kitchen / dining room offering ample modern wall and base units with complementary work surfaces and splash back, tiled flooring, plinth lighting and recessed spot lights. Also benefitting from integrated fridge freezer, wine cooler, oven, induction hob, cooker hood, sink and drainer with mixer tap. Having patio door opening to the enclosed rear garden this beautifully designed room is great for family gatherings or entertaining.



### Utility

**Measurements: "8.11 x 4.6" (2.73m x 1.36m)**

Having additional wall and base units, work surfaces, tiled flooring and radiator.



### Family Room / Study / Bedroom 5

**Measurements: "13.11 x 8.11" (4.24m x 2.73m)**

This versatile room currently used as an additional family room has wood laminate flooring, radiator and double glazed window overlooking the front. Could easily be used as a 5<sup>th</sup> bedroom or office space.



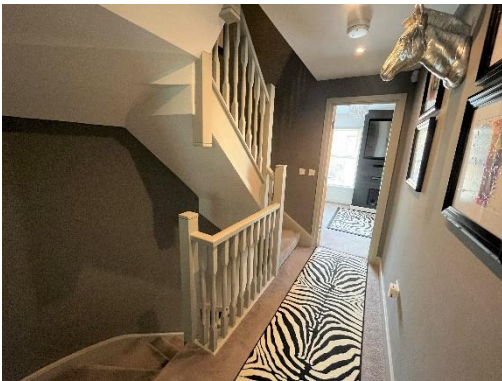
### Downstairs WC

Having low flush wc, pedestal wash basin, radiator and tiled flooring.



### Stairs & Landing

Leading from the ground floor to first and second floors with carpet flooring and recessed spot lights.



### Master bedroom

**Measurements: "16.6 x 11.2" (5.04m x 3.41m)**

A double bedroom with carpet flooring, radiator, fitted wardrobes with sliding doors, recessed spot lights above and 2 double glazed windows overlooking the rear.



### En-Suite

**Measurements: "8.9 x 4.5" (2.66m x 1.35m)**

A modern and well maintained en suite with shower, low flush wc, pedestal wash basin, chrome towel heater and tiled flooring.



### Living Room

**Measurements: "16.5 x 14.2" ( 5.01m x 4.31m)**

Having media wall centrally located between 2 double glazed windows overlooking the front, radiator and carpet flooring.



### Stairs leading to second floor

Carpet flooring, radiator and useful storage cupboard housing water heater.

### Bedroom 4

**Measurements: "7.5 x 7.4" (2.25m x 2.24m)**

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





### Bedroom 3

**Measurements: "10.10 x 8.5" (3.29m x 2.57m)**

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



### Bedroom 2 "16.6 x 9.2" (5.04m x 2.79m)

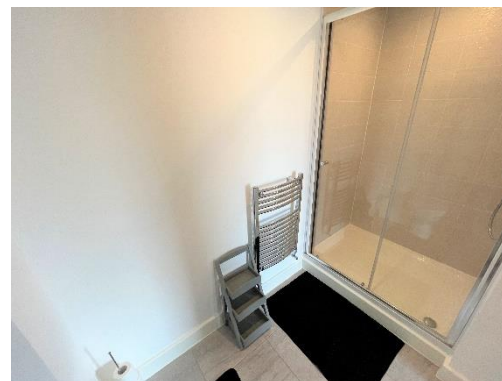
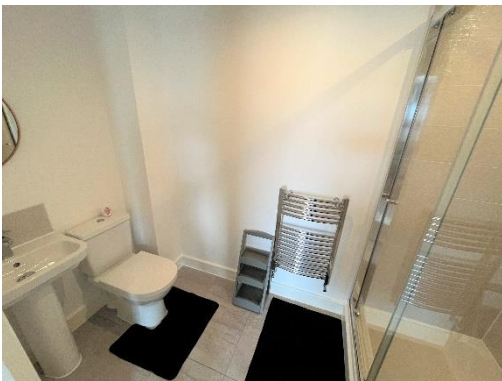
Another double bedroom with carpet flooring, radiator, fitted wardrobes with sliding doors, recessed spot lights above and 2 double glazed windows overlooking the rear.



### En-Suite

**Measurements: " 8.11 x 4.2" (2.72m x 1.26m)**

A modern and well maintained en suite with shower, low flush wc, pedestal wash basin, chrome towel heater and tiled flooring.



### Family Bathroom

**Measurements: "8.11 x 5.2" ( 2.72m x 5.2m)**

A well maintained and presented bathroom with tiled flooring, low flush wc, pedestal wash basin, bath with overhead shower, glass shower screen and chrome towel heater.



## Outside

To the front of the property is a buffer garden with shrubs and path leading to the front door.

To the side of the property is a drive offering ample off road parking and garage.

The garage benefits from an up and over door, power and lighting.

To the rear of the property is a generous garden with lawn, fenced boundaries and 2 attractive patios offering a comfortable seating areas.



## Tenure

Freehold

Annual site maintenance charge approx. £125 per annum

## EPC

Certificate Number :

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94        |
| 81-91 | B             | 85      |           |
| 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.

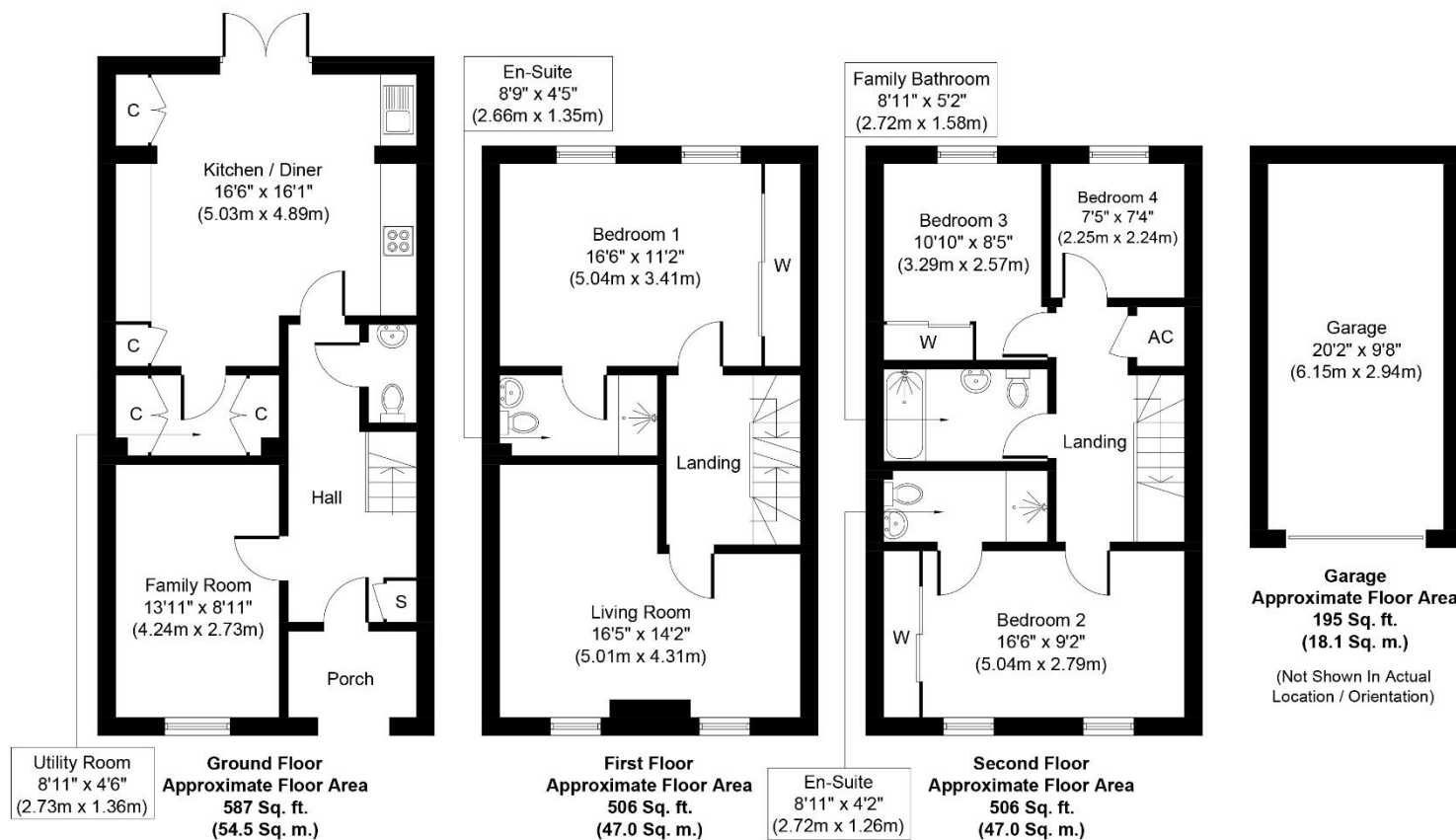
## Free valuations

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](mailto: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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