



FOR SALE

Reid Park Avenue, Wakefield

WF4 5PA

4 Bedroom, Semi Detached

£240,000



Movenowproperties are pleased to offer this spacious 4 bedroom, semi detached property for sale. Located in a cul de sac position this property truly must be viewed to appreciate the size on offer. Available with no chain

- Spacious 4 Bedroom Semi Detached property
 - Drive offering off road parking
 - Attractive enclosed rear garden
 - Kitchen & Utility Room
 - Integral garage
 - Downstairs WC
 - Available with no chain

Entrance Hall

A spacious entrance hall with carpet flooring, radiator and stairs leading to the first floor.



Living Room

Measurements: 21' 5" x 10' 10" (6.54m x 3.29m)

A spacious living room with double glazed window overlooking the front and patio doors opening to conservatory at the rear offering lots of natural light, radiator and feature wall hung fire.



Conservatory

Measurements: 9' 5" x 7' 6" (2.86m x 2.29m)

Double glazed windows overlooking the rear and sides with patio doors opening to enclosed rear garden.



Kitchen

Measurements: 8' 1" x 7' 8" (2.47m x 2.34m)

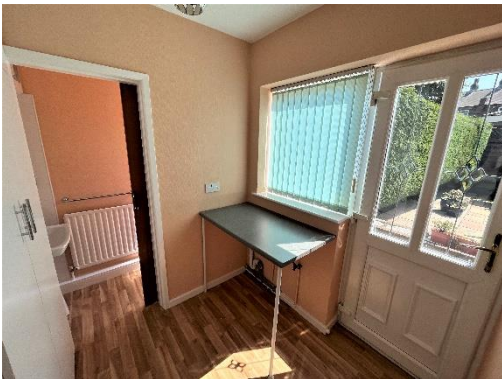
Having wall and base units, work surfaces, radiator and double glazed window overlooking the rear.



Utility Room

Measurements: 6' 8" x 5' 10" (2.03m x 1.79m)

Having work surface, storage, external door leading to enclosed rear garden and integral door to garage.



Downstairs WC

Measurements: 6' 0" x 2' 2" (1.83m x 0.65m)

Low flush wc, pedestal wash basin, frosted double glazed window overlooking the rear.

Stairs & Landing

Carpet flooring and doors to bedrooms and bathroom.

Bedroom 1

Measurements: 10' 11" x 10' 9" (3.34m x 3.27m)

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



Bedroom 2

Measurements: 12' 4" x 8' 10" (3.76m x 2.69m)

A double bedroom with carpet flooring, radiator, double glazed window overlooking the front and opening shower room / dressing room offering the potential of a large master suite.



Shower Room / Dressing Room

Measurements: 8' 10" x 8' 5" (2.69m x 2.57m)

A large room with carpet flooring, radiator, double glazed window overlooking the rear and shower cubicle. This room could be made into a fantastic en-suite / dressing room.



Bedroom 3

Measurements: 10' 8" x 9' 9" (3.26m x 2.98m)

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



Bedroom 4

Measurements: 6' 6" x 6' 3" (1.97m x 1.90m)

Located at the front of the property with carpet flooring, radiator and double glazed window.



Outside

To the front of the property is large drive offering of road parking.

To the rear of the property is a low maintenance patio garden with fenced boundaries, well established shrubs and gate offering side access.



Tenure

Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80
55-68	D	67	
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.

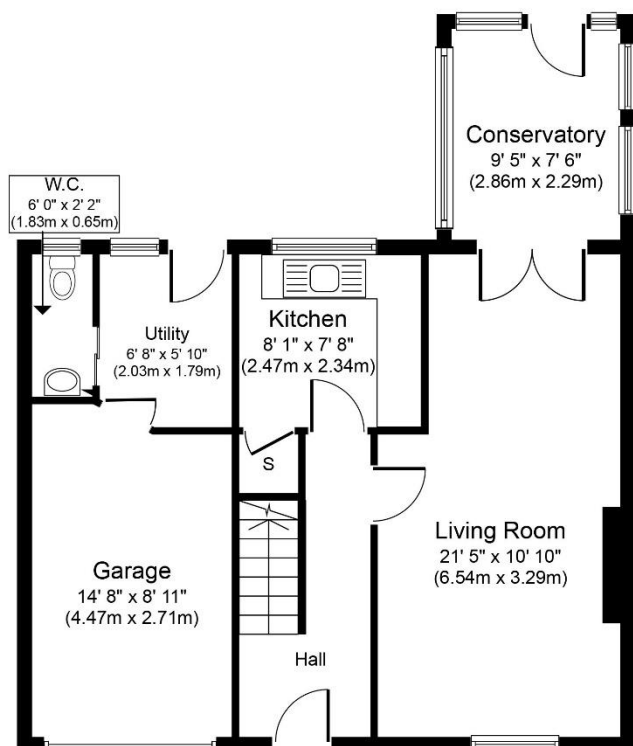
Free valuations

Considering selling or letting your property?

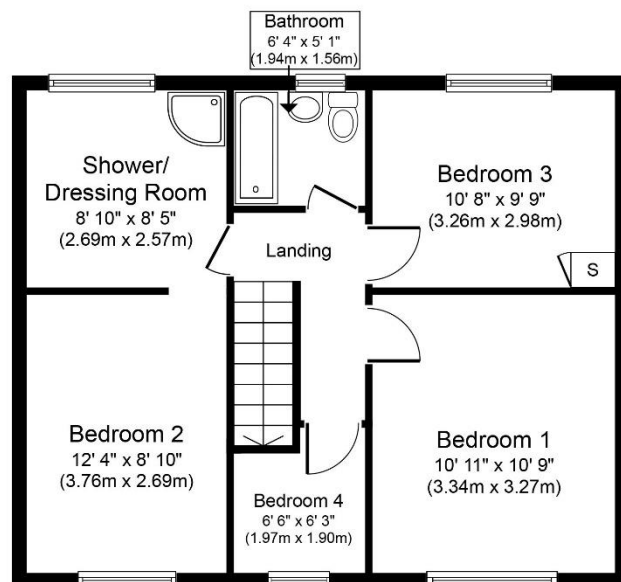
For a free valuation on your property please do not hesitate to contact us [Movenowproperties.com](https://movenowproperties.com) 01924 249349 / info@movenowproperties.com

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.



Ground Floor
Approximate Floor Area
718 sq. ft.
(66.7 sq. m.)



First Floor Floor
Approximate Floor Area
562 sq. ft.
(52.2 sq. m.)

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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