

MoveNow Properties



WAKEFIELD OFFICE:

Address: 10 Rishworth Street, Wakefield, WF1 3BY

Web: www.movenowproperties.com

Tel: 01924 249349

Email: info@movenowproperties.com

Barnsley Office:

Address: 41A Towngate, Mapplewell, S75 6AS

Web: www.movenowproperties.com

Tel: 01924 249349

Email: mapplewell@movenowproperties.com

FOR SALE

16 Scotchman Lane, Morley

LS27 0BJ

2 Bedroom, Back to Back

£149,950

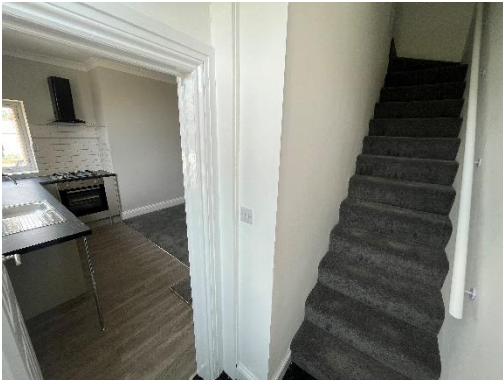


Movenowproperties are delighted to offer this fully refurbished property for sale. Having brand new plastering, décor, flooring, kitchen and bathroom. This property is fully ready to move into. Also benefiting from rear garden, off road parking and detached single garage.

- Newly Refurbished throughout
 - Full electrical re-wire
 - New GCH boiler
 - New plastering and décor
 - New flooring throughout
 - New Kitchen / Bathroom
 - Available with No Chain
 - Off road parking
 - Rear garden
 - Detached Garage
- Must be viewed to be appreciated

Entrance

Having coir matting to floor, door to kitchen / living room and stairs leading to first floor.



Living Room / Kitchen

Measurements: 16' 0" x 13' 11" (4.87m x 4.23m)

A spacious living area / Kitchen with new carpet flooring, replastered and newly decorated walls, radiator and door to cellar.

There is newly fitted kitchen offering a range of wall and base units with complementary work surfaces, sink and drainer with mixer tap, integrated electric over with 4 ring gas hob and cooker hood above. Double glazed windows overlooking the side and rear, plumbing for washing machine and space for fridge.



Cellar

A brilliant cold store with arched roof, meat slab, power and lighting.



Stairs & Landing

Having carpet flooring and rail, useful storage cupboards and doors to bedrooms and bathroom.

Bedroom 1

Measurements: 10' 11" x 9' 11" (3.32m x 2.07m)

A double bedroom with new carpet flooring, replastered and newly decorated walls, radiator and double glazed window overlooking the front.



Bedroom 2

Measurements: 7' 10" x 6' 9" (2.38m x 2.07m)

A good sized second bedroom with new carpet flooring, replastered and newly decorated walls, radiator and double glazed window overlooking the front.



Bathroom

Measurements: 9' 11" x 4' 9" (3.02m x 1.46m)

A stunning newly fitted bathroom comprising of a 3 piece suite in white, low flush wc, wash basin set in modern vanity, bath with overhead shower, modern tiling to walls and traditional heated towel rail radiator.



Outside

The property benefits from off road parking, single detached garage and rear garden.



Tenure

Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D	59	
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.

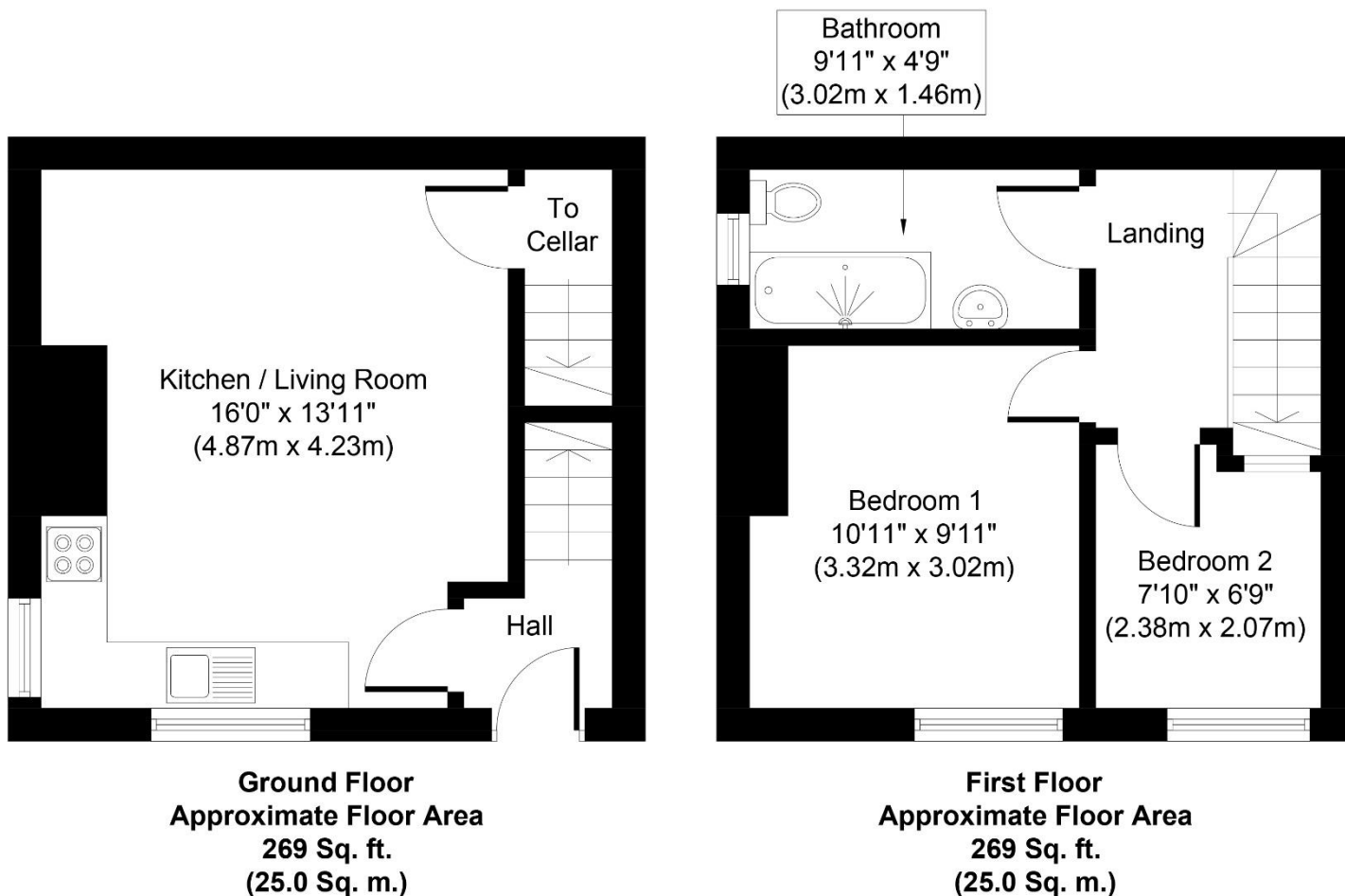
Free valuations

Considering selling or letting your property?

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

Copyright V360 Ltd 2023 | www.houseviz.com

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.