

# MoveNow Properties



**WAKEFIELD OFFICE:**

**Address:** 10 Rishworth Street, Wakefield, WF1 3BY

**Web:** [www.movenowproperties.com](http://www.movenowproperties.com)

**Tel:** 01924 249349

**Email:** [info@movenowproperties.com](mailto:info@movenowproperties.com)

**BARNSELY OFFICE:**

**Address:** 41A Towngate, Mapplewell, S75 6AS

**Web:** [www.movenowproperties.com](http://www.movenowproperties.com)

**Tel:** 01226 593477

**Email:** [mapplewell@movenowproperties.com](mailto:mapplewell@movenowproperties.com)

## **FOR SALE**

**The Rowans, Robin Hood**

**WF3 3FA**

**4 Bedroom, Detached**

**OIEO £379,995**



Movenowproperties are pleased to offer this beautiful, detached family home for sale. Having 4 good sized bedrooms, master with en-suite, study / 5<sup>th</sup> bedroom on the ground floor, enclosed rear garden, driveway and well presented rear garden. Must be viewed to be appreciated.

- 4 Good sized bedrooms
  - Master with en-suite
- Stunning kitchen / dining room
- Conservatory, study and living room
  - Downstairs WC
- Garage with power and side door to garden
- Drive offering off road parking for 3 vehicles
- Enclosed, south facing rear garden with raised decked seating area

### Entrance Hall

A pleasant entrance hall with coir matting to the immediate entrance, carpet flooring, radiator and stairs leading to the first floor.



### Living Room

**Measurements: 13' 10" x 11' 2" (4.22m x 3.40m)**

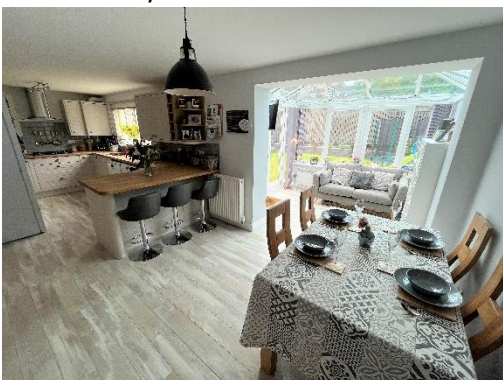
A spacious living room with carpet flooring, radiator, electric fire in modern surround and double glazed window overlooking the front.



### Kitchen / Dining Room

**Measurements: 23' 11" x 10' 2" (7.29m x 3.10m)**

A modern, open plan kitchen / dining room offering a range of modern wall and base units, oak work surfaces, inset 1.5 sink and drainer with mixer tap and grooved drainer, integrated electric double oven with 5 ring gas hob and cooker hood above, plumbing for washing machine, dishwasher and space for tumble dryer, double glazed window overlooking the rear, radiator, wood effect laminate flooring, breakfast bar offering additional seating and opening to conservatory.







### **Conservatory**

**Measurements: 9' 11" x 8' 4" (3.01m x 2.55m)**

Offering ample of natural light with double glazed windows overlooking the side and rear, patio doors opening to enclosed rear garden and electric heater.



### **Study**

**Measurements: 9' 1" x 8' 4" (2.78m x 2.49m)**

A versatile room offering a second reception area currently being used as a study. Having carpet flooring, radiator and double glazed window overlooking the front.



### **Downstairs WC**

A very useful cloakroom with modern tiling to walls, low flush wc, sink set in modern vanity and radiator.

### **Stairs & Landing**

Benefiting from double glazed window overlooking the side offering natural light, carpet flooring and loft hatch equipped with loft ladders and lighting.

### Master Bedroom

**Measurements: 12' 4" x 12' 2" (3.76m x 3.72m)**

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



### En-Suite

**Measurements: 5' 10" x 8' 2" (1.77m x 1.03m)**

A modern suite with low flush wc, pedestal wash basin and shower. Frosted double glazed window overlooking the front and radiator.



### Bedroom 2

**Measurements: 11' 9" x 8' 8" (3.57m x 2.63m)**

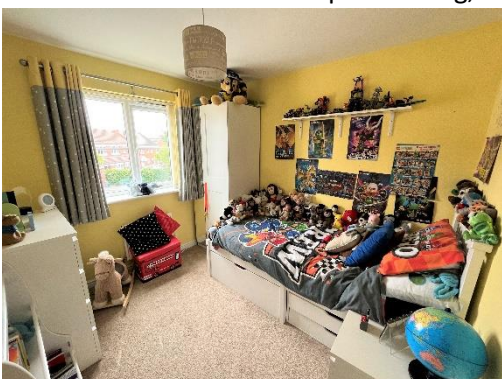
A double bedroom with carpet flooring, radiator and double glazed window overlooking the rear.



### Bedroom 3

**Measurements: 9' 2" x 8' 2" (2.80m x 2.49m)**

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





#### Bedroom 4

**Measurements: 8' 4" x 8' 2" (2.54m x 2.50m)**

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



#### Family Bathroom

**Measurements: 11' 9" x 8' 8" (3.57m x 2.63m)**

A modern bathroom offering a 3 piece suite in white, pedestal wash basin, low flush WC, bath with overhead shower and glass shower screen, chrome towel heater and frosted double glazed window overlooking the rear.



#### Outside

To the front of the property is an attractive lawned area.

To the side of the property is a drive offering off road parking for 3 vehicles.

To the rear of the property is a generously sized, south facing garden with lawn, fenced boundaries, attractive raised borders and raised decking offering a pleasant seating area.

#### Garage

Located at the side of the property with up and over door, power and side door opening to rear garden.



**Tenure**  
Freehold

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90
69-80	C	79	
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.

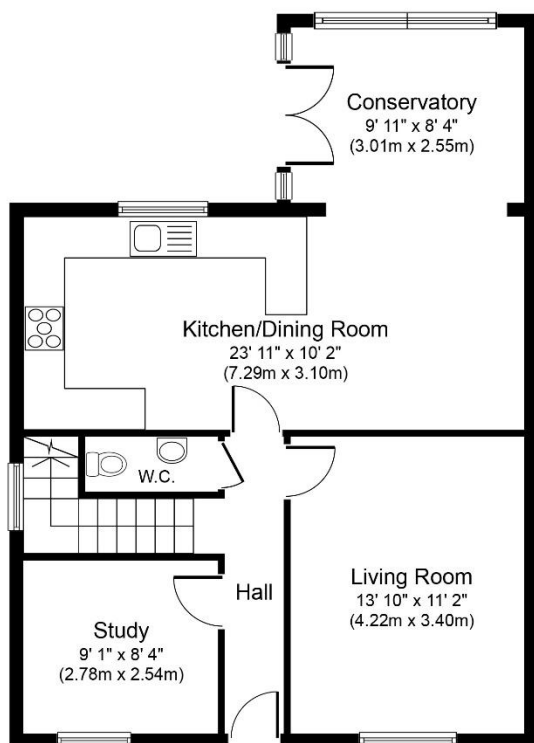
## Free valuations

Considering selling or letting your property?

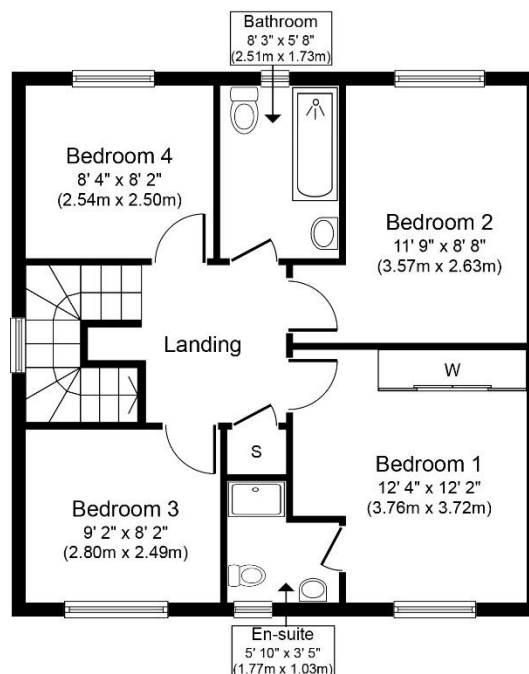
For a free valuation on your property please do not hesitate to contact us [Movenowproperties.com](https://movenowproperties.com) 01924 249349 / [info@movenowproperties.com](mailto:info@movenowproperties.com)

## 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.



**Ground Floor**  
**Approximate Floor Area**  
**690 sq. ft.**  
**(64.1 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**590 sq. ft.**  
**(54.8 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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