

# MoveNow Properties



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**FOR SALE**

Wordsworth Grove, Stanley,

Wakefield, WF3 4JL

**2 Bed, Semi Detached**

**£170,000**



Movenowproperties are delighted to offer this well presented 2 Bedroom Semi-detached property for sale. In the heart of Stanley, benefitting from 2 double bedrooms and a conservatory. This property must be viewed to be fully appreciated.

Accommodation briefly comprises:

Door leading to entrance porch and door to lounge.

### Open Living / Kitchen Area

**Measurements: 26' 1" x 12' 2" (7.95m x 3.71m)**

Open plan living space with double glazed windows to front, white walls with a red feature wall with gas fire and newly fitted double radiator and spotlights.



### Kitchen

The kitchen has a range of wall and base units, with the benefit of a breakfast bar, work surfaces, sink and drainer, electric oven & hob with extractor hood above, vinyl flooring, space for washing machine, space for fridge / freezer, double glazed window to rear and door to conservatory.



### Conservatory

**Measurements: 15' 7" x 10' 6" (4.76m x 3.19m)**

Spacious conservatory, ideal for relaxing with double glazed windows, neutral decoration, UPVC French door and wood effect laminate flooring.



### Stairs/Landing

Stairway leading to landing space with doors to separate rooms.

### Bedroom 1

**Measurements: 11' 1" x 10' 6" (3.39m x 3.19m)**

Double bedroom with double glazed window to front elevation, carpet flooring, fitted wardrobe, storage cupboard and radiator.



### Bedroom 2

**Measurements: 11' 3" x 8' 2" (3.42m x 2.50m)**

A spacious second double bedroom with double glazed windows to rear, carpet flooring and radiator.



### Bathroom

**Measurements 6' 1" x 5' 0" (1.86m x 1.53m)**

Comprising of a 3 piece suite having bath with overhead mains shower, low flush WC, pedestal wash basin, radiator, frosted double glazed window and tiled walls.



### Outside

To the front of the property is a small lawned area.

To the side of the property is a driveway offering off street parking.

To the rear is a spacious enclosed garden with side access, patio area and decked area.



## Local Area

The property is located within the popular area of Stanley, benefiting from being in the catchment area of Stanley St Peters School with various amenities and motorway links nearby.

## Tenure

Freehold

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89
69-80	C		
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?

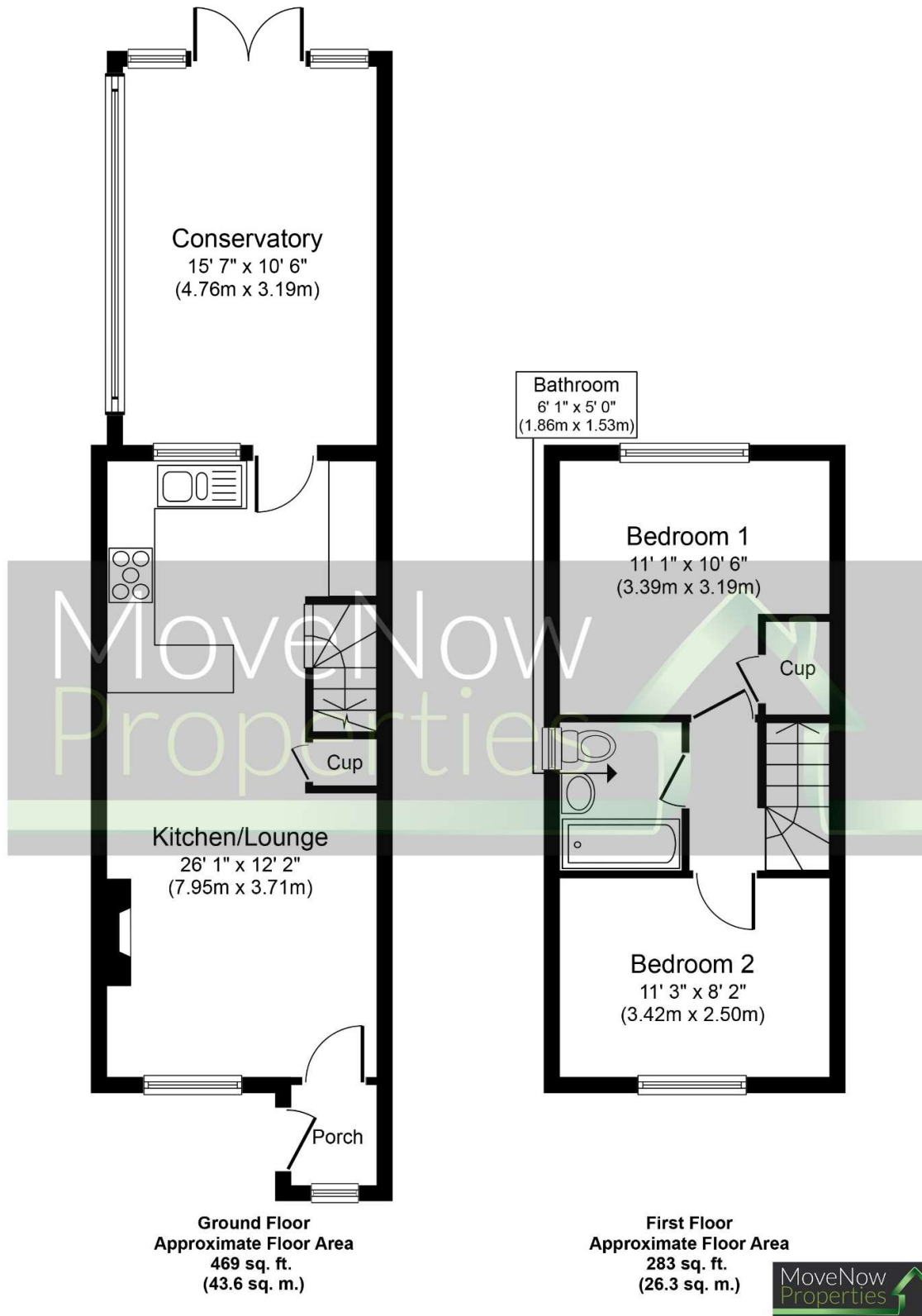
For a free valuation on your property please do not hesitate to contact us [Movenowproperties.com](http://Movenowproperties.com) 01924 249349 / [info@movenowproperties.com](mailto:info@movenowproperties.com)

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## 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.