

MoveNow Properties



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FOR SALE

Lombardy Garth, Wakefield,

WF2 0UB

2 Bedroom, Detached Bungalow

Guide Price £195,000



Movenowproperties are pleased to present this modern style finish 2 bedroom detached bungalow. Having driveway for multiple vehicles, open plan living space and sleek shower room, this property truly must be viewed to fully appreciate.

- 2 bedrooms
- No Chain/ Vacant Possession
- Open plan living area / kitchen
 - Modern & stylish finish
 - Detached bungalow
- Underfloor bathroom heating
- Large enclosed rear garden with patio seating area and lawn

Entrance Hall

Upvc entrance door leading to hall with modern laminate flooring, neutrally decorated, doors leading to separate rooms, security alarm and loft hatch.



Open Plan Living Space

Measurements: 19' x 16' 1" (5.8m x 4.9m)

This large open plan living space is ideal for entertaining or winding down.

With modern laminate throughout, living space having electric fire and patio doors opening to the rear patio and garden, allow lots of natural light.

The kitchen comprises of wall and base units with complementary work surfaces, integrated fridge/freezer, double electric oven and hob with stylish extractor hood, sink and drainer with mixer tap and double glazed window to rear aspect.



Bedroom 1

Measurements: 13' 11" x 9' 11" (4.2m x 3.0m)

Double bedroom with recently fitted large double glazed bay window to front aspect, neutrally decorated, carpet flooring and radiator.



Bedroom 2

Measurements: 10' 6" x 8' 10" (3.2m x 2.7m)

Another good sized bedroom with recently fitted double glazed window, carpet flooring, radiator and fitted unit housing combi boiler.



Shower Room

Contemporary suite having large shower cubicle with mains shower, low flush WC, wall hung wash basin with handy storage drawer and adjoining bathroom unit, attractive tiled flooring with underfloor heating, frosted double glazed window and extractor fan.



Notes

The Worcester combi boiler was fitted in 2019.

Recently fitted double glazed windows to bedrooms in 2023.

Loft is partially boarded in the centre offering ideal storage with loft ladder and light.

Bathroom has underfloor heating operated via electronic thermostat.

Outside

To the front of the property is a large driveway suitable for multiple vehicles leading to the side elevation.

Open aspect garden laid to lawn with bushes and shrubs.

To the rear of the property is a large enclosed rear garden with patio area and lawn. Attractive steps leading to rear of garden with planters to side.

This rear garden is ideal for summer months and not overlooked.



Location

Located on a quiet and peaceful cul-de-sac, this property boasts both peaceful enjoyment and also being set within close proximity to local amenities, public transport routes and M1 / M62 motorway links.

Tenure

Freehold

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

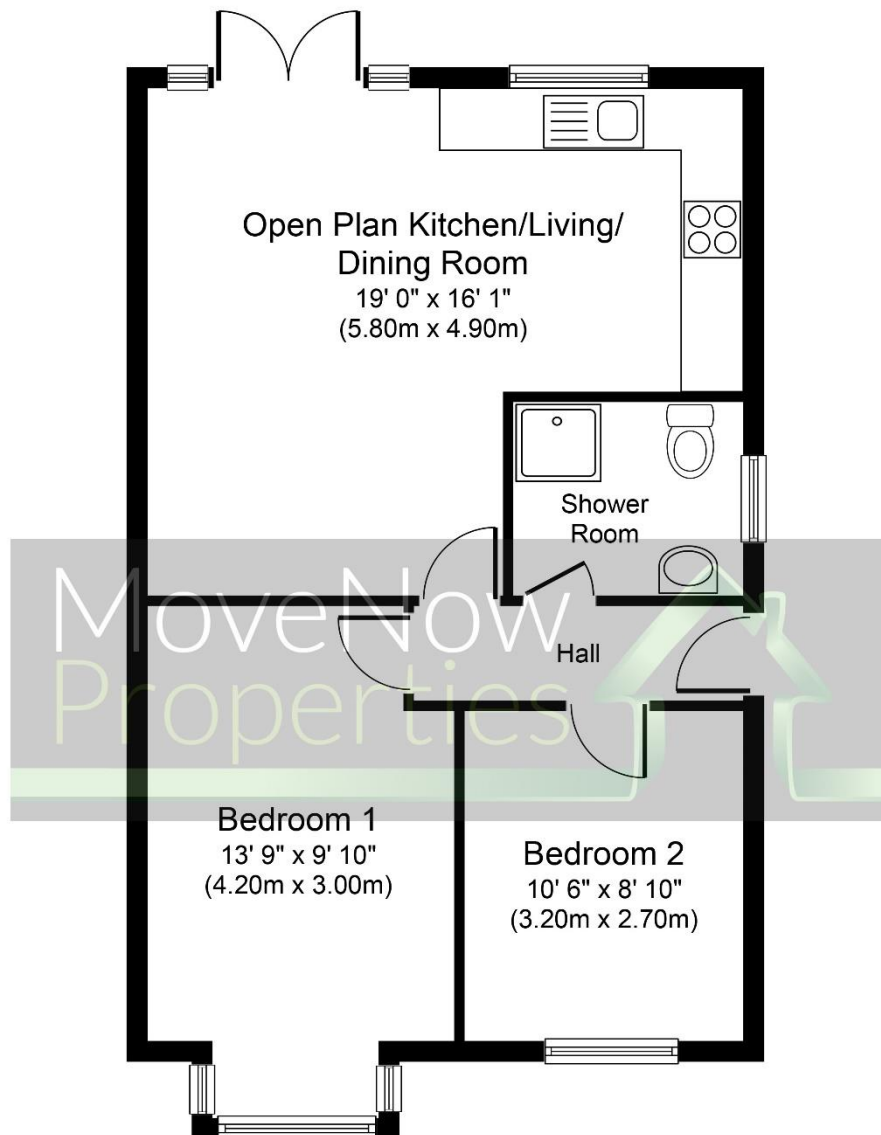
Free valuations

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.



Approximate Floor Area
582 sq. ft.
(54.1 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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