

MoveNow Properties



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FOR SALE

Whitehall Street, Wakefield

WF2 9BG

2 Bedroom, Terrace

£110,000



Movenowproperties offer this 2 bedroom terrace property for sale. Having spacious living room, kitchen, 2 bedrooms, bathroom and cellar. Also benefiting from enclosed rear garden. Available with no chain.

- 2 Bedrooms
- Terrace Property
- Close to Wakefield Town Centre
- Low maintenance rear garden
 - Cellar
- Ideal for first time buyers / investors
 - Available with No Chain

Living Room

Measurements: 14' 4" x 12' 0" (4.38m x 3.65m)

A spacious living room with carpet flooring, fire place, radiator, UPVC entrance door and double glazed window overlooking the front.



Kitchen

Measurements: 12' 0" x 8' 0" (3.65m x 2.43m)

Offering a range of wall and base units with complementary work surfaces, stainless steel sink and drainer with mixer tap, integrated over with 4 ring gas hob, space for fridge and freezer, UPVC door opening to enclosed rear garden, door to cellar and double glazed window overlooking the rear.



Stairs and landing

Having carpet flooring and doors to bedrooms and bathroom.

Bedroom 1

Measurements: 14' 4" x 12' 0" (4.38m x 3.65m)

A large bedroom with carpet flooring, radiator, over stairs storage and double glazed window overlooking the front.



Bedroom 2

Measurements: 8' 0" x 6' 8" (2.43m x 2.03m)

Having fitted wall units carpet flooring, radiator and double glazed window overlooking the rear.



Bathroom

Measurements: 5' 4" x 5' 0" (1.63m x 1.52m)

Comprising of low flush wc, pedestal wash basin, bath with overhead shower and fold out glass shower screen, part tiling to walls and frosted double glazed window overlooking the rear.



Outside

To the front of the property is on street parking

To the rear is a low maintenance enclosed garden with patio flags and fenced boundaries.



Tenure
Freehold

EPC

Certificate Number :

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 |
| 55-68 | D | 56 | |
| 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:

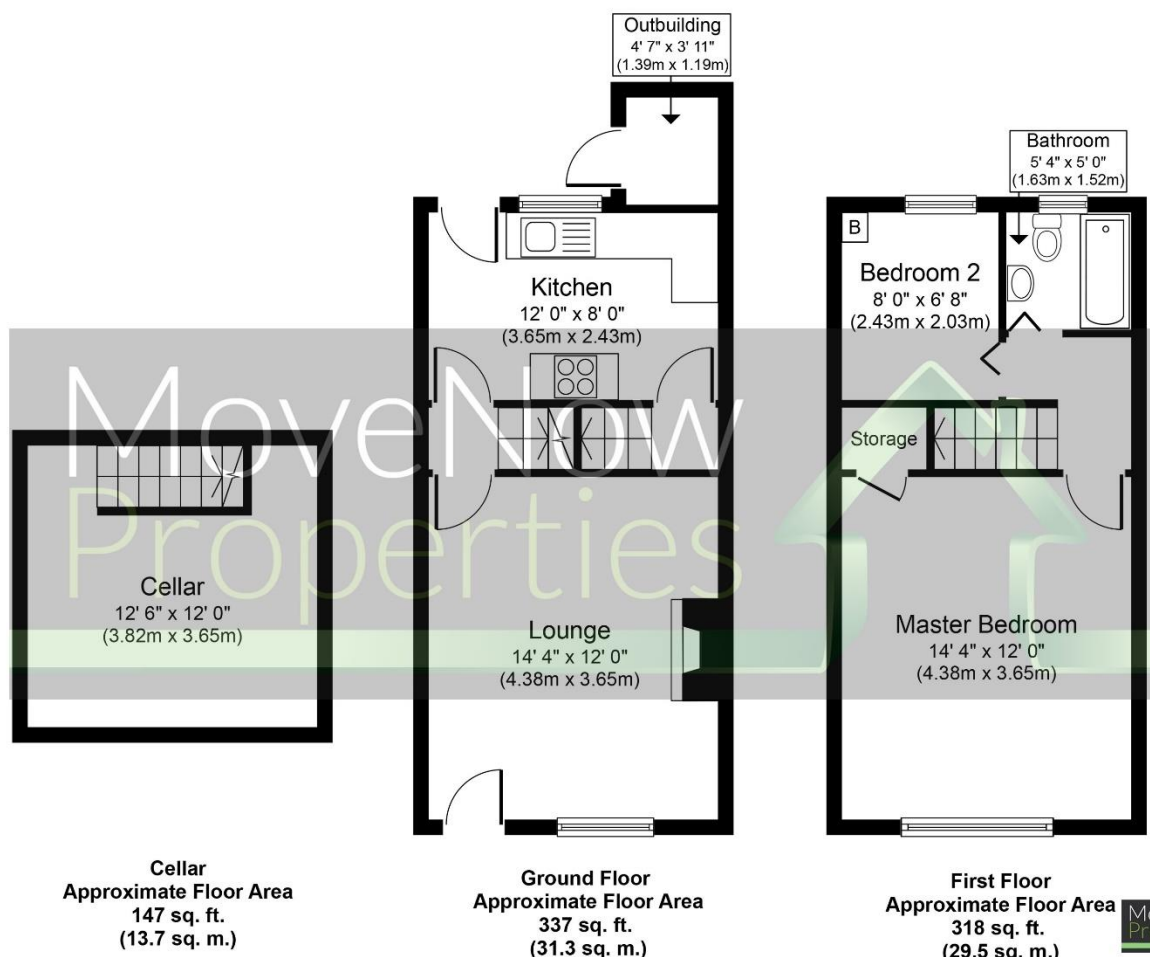
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Floor plans

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.

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.