

# MoveNow Properties



Movenowproperties are delighted to market this refurbished and redesigned 4 bedroom, detached family home. Having open plan kitchen / dining / seating and second living room. Landscaped gardens to front and rear. Occupying a corner position, located in the sought after area of Sandal, Wakefield.



MoveNow



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- Impressive extension offering open plan kitchen / dining room
- Corner plot with gardens to front & rear
- Newly retiled roof
- High quality fixtures & fittings throughout
- Cavity wall insulation and loft insulation for an improved energy efficiency
- New double glazed windows, Solar Panels with battery storage

More Information:

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

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



10 Rishworth Street, Wakefield,  
WF1 3BY



**Churchill Grove,  
Sandal, Wakefield,  
WF2 6RG**  
**4 Bedroom Detached**  
**£425,000**



To book a viewing  
please contact us on

**01924 249349**





### Entrance Hall

Having composite entrance door with obscured double glazed, floor to ceiling side panels, radiator, tiled flooring, doors to WC, living room, kitchen and stairs leading to first floor landing.

### Kitchen / Dining Room / Seating Area

**Measurements: 20' 10" x 13' 02" (6.34m x 4.02m)**

A stunning open plan kitchen / dining and additional seating area.

This modern kitchen benefits from a range of modern wall and base units, Quartz work surfaces and upstands, inset sink and draining grooves, 6 ring induction hob with slanted cooker hood above, large island offering breakfast bar seating with integrated wine cooler and 4 large draws for additional storage, space for American fridge freezer with fitted wine rack above, integrated double oven, tiled flooring, 3 vertical anthracite radiators, useful storage cupboard, tiled flooring throughout, plinth heater, 2 Velux window and bifold doors opening to enclosed rear garden.

The dining room and additional seating are also benefit from floor to ceiling double glazed window overlooking the rear.





## Living Room

**Measurements: 20' 8" x 10' 11" (6.30m x 3.34m)**

A spacious living room with double glazed windows overlooking the front and rear gardens allowing lots of natural light, 2 x radiators, coving to ceiling, carpet flooring and media wall with inset for tv and electric fire.

## Downstairs WC

**Measurements: 5' 10" x 4' 6" (1.78m x 1.38m)**

Located off the entrance hall with tiled flooring, featured tiled wall, chrome towel radiator, low flush wc and wash basin set in modern vanity.



## Stairs and landing

Having carpet flooring, handrail, loft hatch and doors to bedrooms and bathroom.

## Master Bedroom

**Measurements: 11' 11" x 10' 11" (3.63m x 3.34m)**

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





### Bedroom 2

**Measurements: 11' 11" x 10' 00" (3.63m x 3.06m)**

A double bedroom with carpet flooring, radiator, useful storage cupboard with hanging rails, double glazed window overlooking the front and loft hatch with loft ladders offering access to solar panel batteries and boiler.

### Bedroom 3

**Measurements: 8' 5" x 7' 5" (2.57m x 2.25m)**

Currently accommodating a dressing room bedroom with laminate flooring, radiator and double glazed window overlooking the rear.



### Bedroom 4

**Measurements: 8' 5" x 7' 1" (2.57m x 2.15m)**

A good size bedroom with laminate flooring, radiator and double glazed window overlooking the rear.

### Bathroom

**Measurements: 9' 4" x 5' 7" (2.57m x 2.15m)**

Comprising of a 4 piece modern suite, low flush WC, double shower with niche, bath and wash basin set in modern vanity. Floor to ceiling wall tiles, chrome towel radiator and frosted double glazed window overlooking the rear.





### Outside

To the front of the property is an attractive lawned garden with picket fence and patterned concrete drive offering off road parking for 2 vehicles.

To the rear of the property is a landscaped, enclosed garden with artificial lawn, fenced boundaries and well established shrubs. Also benefitting from decked area to the side with modern fence panels and BBQ area for entertaining.

### Garage

Having electric roller garage door, power, lighting and plumbing for washing machine offering utility area. Rear external door opening to garden.



### Solar Panels Owned

The property benefits from solar panels with battery storage system which we are advised are owned outright and not subject to a lease agreement.

Situated within this popular part of Sandal, the property is well placed for many amenities including shops and schools, Asda Superstore, Pugneys Water Park, Newmillerdam Country Park, local bus routes travelling to and from the city centre and has good access to junction 39 of the M1 motorway ideal for those wishing to work or travel further afield.

An ideal home for the growing family, an early viewing comes highly recommended to fully appreciate the accommodation on offer.





Tenure

Freehold



Viewings

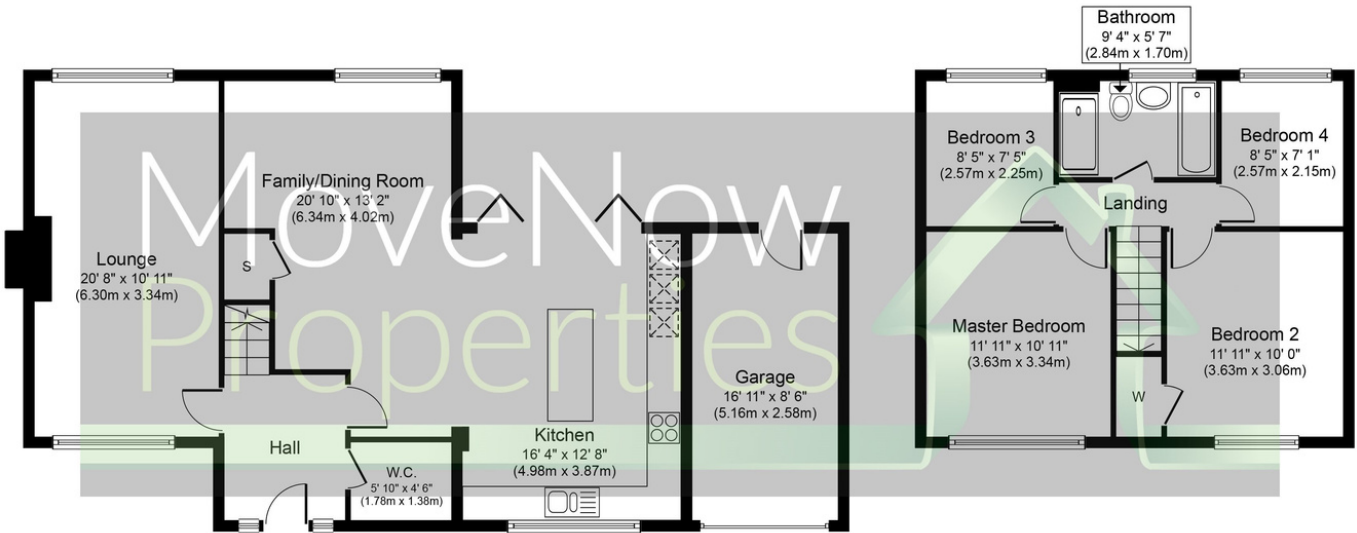
For further information or to arrange a viewing please contact our office on 01924 249349.

Free valuations

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info@movenowproperties.com  
www.movenowproperties.com

EPC

Certificate Number :			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<a href="https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/">https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/</a>			



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Floor plans

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