

MoveNow Properties



Movenowproperties are delighted to offer this charming 3 bedroom townhouse, nestled in a peaceful and family-friendly neighbourhood. This property offers the perfect blend of comfortable living, modern amenities, and a convenient location.

- Beautiful rear kitchen extension
- 3 double bedrooms
- Garage & parking space
- Bathroom & en-suite
- Enclosed rear garden
- Kitchen / dining area
- Set over 3 floors
- Ideal location



**Violet Road,
Wakefield, WF3 2NH
3 Bed Townhouse
£269,995**



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More Information:

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10 Rishworth Street, Wakefield,
WF1 3BY



To book a viewing
please contact us on

01924 249349

Open Plan Dining Kitchen

Measurements: 22' 1" x 14' 9" (6.72m x 4.49m)

The open-plan dining kitchen is a focal point of this home. It boasts laminate flooring, and the spacious kitchen area includes an array of modern amenities: a Bosch electric oven and grill, plumbing for washing machine and dishwasher, space for integrated fridge and freezer, a five-ring gas burner with an extractor above, and an island with a sink and a breakfast bar. The high gloss finish of the kitchen units is complemented by beautiful work surfaces. A Potterton Combi boiler and a large, stylish radiator provide comfort. Two Velux windows and spotlights on the ceiling illuminate the space. French doors open to the rear garden. Perfect space for family gatherings and entertaining guests.



Lounge

Measurements: 13' 9" x 11' 10" (4.20m x 3.60m)

The warm and inviting living room features laminate flooring, offering both durability and style. Double-glazed window overlooking the front of the property, providing ample natural light. A convenient understairs storage cupboard keeps your space clutter-free.



Downstairs WC

The downstairs WC features laminate flooring, a low flush WC, a corner pedestal wash basin and radiator.

Stairs & Landing

The stairs and landing are carpeted and provide access to separate rooms. There's also a storage cupboard and a double-glazed window for natural light.

Bedroom 2

Measurements: 12' 10" x 9' 6" (3.90m x 2.90m)

Comfortable double bedroom with carpet flooring, a double-glazed window overlooking the rear, and radiator.



Bedroom 3

Measurements: 13' 5" x 8' 6" (4.10m x 2.60m)

Another double bedroom with carpet flooring, double-glazed window overlooking the front elevation and radiator.

Family Bathroom

Featuring a three-piece suite, including bath, low flush WC, and pedestal wash basin. It is well-lit with a frosted double-glazed window, radiator, part tiling to the walls, vinyl flooring, and an extractor fan complete the space.



Bedroom 1

Measurements: 14' 9" x 11' 6" (4.50m x 3.50m)

Located on the second floor, this spacious master double bedroom with a handy dressing area, two built-in wardrobe spaces, a double-glazed window overlooking the front, Velux window at the rear, carpet flooring, radiator, loft hatch and door to en-suite.



En-Suite

Equipped with a large shower cubicle with an electric shower, low flush WC, pedestal wash basin, radiator and extractor fan.

Outside

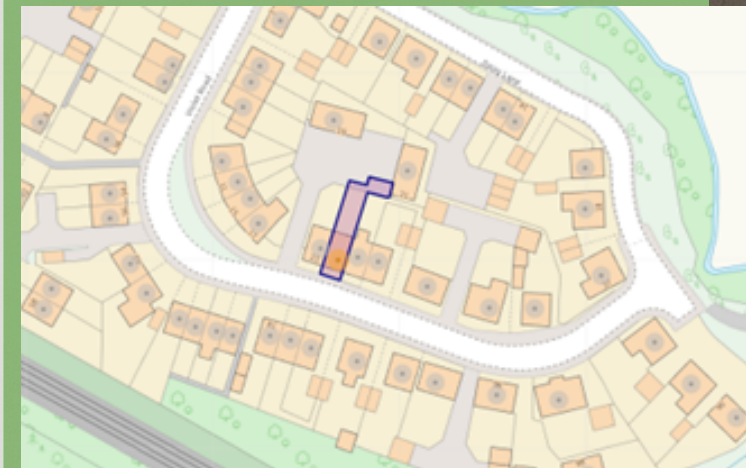
The garden offers low-maintenance artificial grass and an Indian stone patio area, ideal for outdoor relaxation and entertaining. A gate at the rear of the garden leads to off-road parking and a single garage. Outside, there's a tap and an electrical socket for added convenience.

Garage

Measurements: 18' 1" x 8' 2" (5.50m x 2.50m)

The garage offers space for storage but does not have power or lighting. There's a parking space in front of the garage.

The property is equipped with an alarm system for added security.



Tenure

Freehold

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:

01924 249349

info@movenowproperties.com

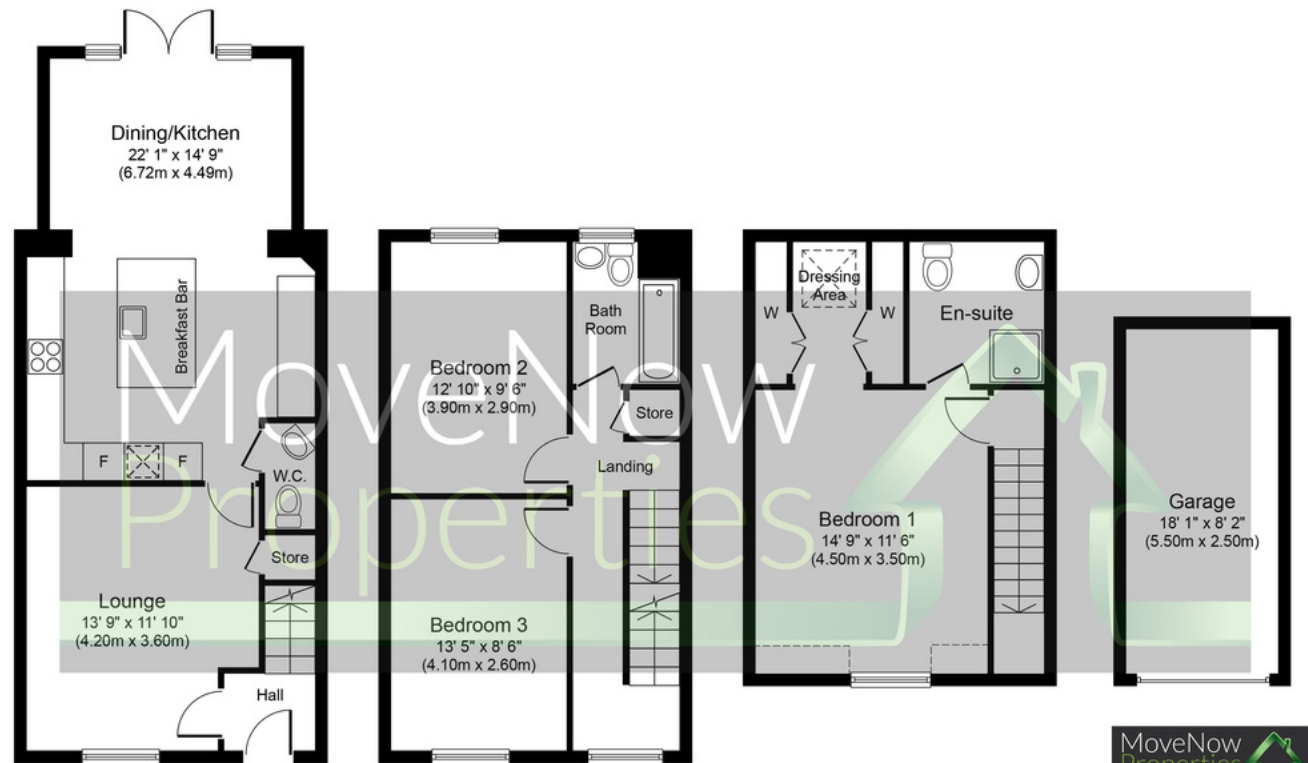
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EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89
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/>



Ground Floor
Approximate Floor Area
522 sq. ft.
(48.5 sq. m.)

First Floor
Approximate Floor Area
401 sq. ft.
(37.3 sq. m.)

Second Floor
Approximate Floor Area
340 sq. ft.
(31.6 sq. m.)

Garage
Approximate Floor Area
143 sq. ft.
(13.3 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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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.

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