

# MoveNow Properties



#### WAKEFIELD OFFICE:

Address: 10 Rishworth Street, Wakefield, WF1 3BY

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

Tel: 01924 249349

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

#### BARNSELY OFFICE:

Address: 41A Towngate, Mapplewell, S75 6AS

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

Tel: 01226 593477

Email: [mapplewell@movenowproperties.com](mailto:mapplewell@movenowproperties.com)

## FOR SALE

**Highfield Road, Netherton,**

**WF4 4NB**

**3 Bedroom, Semi-Detached House**

**£175,000**



Movenowproperties proudly presents a fantastic opportunity to acquire this charming three-bedroom semi-detached property, perfectly suited for both first-time buyers and savvy investors. Nestled in a highly sought-after area, this family-oriented home embodies comfort, convenience, and promise. Step inside to explore a well-designed layout that maximizes space and functionality. The three bedrooms provide ample accommodation, catering to various needs - from a growing family to creating dedicated work-from-home spaces or relaxation zones.

- Discover an exceptional opportunity with this well maintained 3 bedroom semi-detached home, nestled in a highly sought-after location that embodies both convenience and tranquillity.
- Off-road parking, ensuring ease and comfort. This property boasts a beautifully enclosed rear garden, a charming rear conservatory that invites natural light and extends the living space, creating an ideal spot for year-round enjoyment.
- The thoughtful layout seamlessly integrates functionality with style. The three bedrooms offer ample space, providing versatility for a growing family or those seeking additional room for a home office or creative space.
- Positioned in a highly desirable area, this property offers more than just a home; it provides a lifestyle.

### **Entrance Hall**

The hall boasts elegant laminate flooring, adding a touch of sophistication while ensuring easy maintenance, making it an ideal choice for busy households. A radiator provides warmth and coziness during colder months, ensuring a comfortable atmosphere throughout the space.

### **Living Room**

**Measurements 18' 10" x 12' 10"(5.73m x 3.92m)**

Spanning the full width of the property, with cosy carpet flooring, a radiator provides warmth, ensuring a cozy ambiance during cooler seasons, while an electric fire and surround offer an elegant focal point, creating a pleasant atmosphere and adding a touch of sophistication to the space. Natural light streams in through the double-glazed window overlooking the front, illuminating the room with a welcoming glow and offering a pleasant view of the surroundings. Additionally, patio doors open to reveal a connection to the rear conservatory, extending the living space and inviting the outdoors in, providing an ideal setting for enjoying the seasons or hosting gatherings.



## Conservatory

**Measurements 10' 11" x 9' 7" (3.34m x 2.93m)**

A fabulous second reception room, a versatile space designed to cater to diverse needs and preferences. This room offers a harmonious blend of functionality and style, creating an inviting area for relaxation or entertainment. Boasting double-glazed windows overlooking the side of the property, this room is flooded with natural light, creating an airy and welcoming ambiance. These windows provide a serene view of the surroundings, enhancing the connection between the indoor space and the outdoors.



## Kitchen

**Measurements 9' 9" x 7' 4" (2.96m x 2.23m)**

A range of sleek, high-gloss white wall and base units complemented by contemporary work surfaces exudes sophistication and practicality. The thoughtful design incorporates plumbing for a washing machine, providing seamless integration for laundry needs within the kitchen space.

Equipped with a convenient 1.5 sink with a drainer and a modern mixer tap, this kitchen caters to both utility and elegance. The integrated electric oven and four-ring gas hob, accompanied by a cooker hood above, offer a seamless cooking experience.

Ample space for a fridge-freezer ensures storage for fresh produce and frozen goods, allowing for efficient organization. Additionally, the under stairs storage adds a touch of practicality, offering a perfect spot to tuck away household essentials and maintain a clutter-free environment.

The kitchen is bathed in natural light from the double-glazed window overlooking the rear, providing a pleasant view while preparing meals.



## Stairs and Landing

Ascend to the upper floor of this delightful home, where comfort and functionality harmoniously merge to create a space that caters to both practicality and convenience.

The carpeted flooring throughout the upper level exudes warmth and comfort, inviting you into each of the bedrooms and the bathroom. Every room benefits from the abundance of natural light streaming in through double-glazed windows, offering a pleasant view of the surroundings and infusing each space with a welcoming ambiance.

### Bedroom 1

**Measurements 18' 10" x 12' 10" (5.73m x 3.92m)**

Step into the spacious double bedroom Enhanced with carpet flooring that adds a touch of luxury and warmth underfoot, this room harmoniously combines comfort and style. A radiator discreetly positioned within the room provides warmth during colder seasons, ensuring a comfortable environment year-round, ideal for unwinding after a long day or starting your mornings on a cosy note.



### Bedroom 2

**Measurements 12' 10" x 8' 1" (3.92m x 2.47m)**

Equipped with fitted wardrobes, this room maximizes functionality and organization, offering ample storage space for your clothing and belongings. These fitted wardrobes not only provide convenience but also contribute to the room's aesthetic appeal, adding a touch of sophistication to the space.

Natural light streams in through the double-glazed window, providing a picturesque view overlooking the peaceful rear of the property.



### Bedroom 3

**Measurements 7' 6" x 6' 6" (2.28m x 1.99m)**

This room is a harmonious blend of comfort and practicality, providing a peaceful retreat within the home. Whether used as a bedroom or a multi-functional space, its thoughtful design elements cater to both relaxation and everyday convenience.



## Bathroom

### Measurements 6' 5" x 4' 10" (1.95m x 1.47m)

Comprising a contemporary three-piece suite in white, the bathroom exudes sophistication and functionality. The low flush WC and wash basin, set within a modern vanity unit, offer a sleek and streamlined appearance while maximizing practicality.

At the heart of this space lies a stylish P-shaped bath, complete with an overhead shower and a sleek glass shower screen. versatility for both bathing and showering but also adds a touch of sophistication to the room.



## Outside

At the forefront of this exceptional property lies an allocated off-road parking space, providing convenient and secure parking. Accessible via steps leading to both the front and side entrances, this space ensures ease of entry while maintaining a sense of privacy and security.

Venturing to the rear of the property unveils an expansive garden, offering a delightful retreat for relaxation and outdoor enjoyment. The garden features a charming patio area, perfect for al fresco dining, entertaining guests, or simply basking in the outdoor ambiance.

Beyond the patio, a lawn area provides ample space for outdoor activities and recreation, offering a serene backdrop for family gatherings or moments of solitude amidst nature.

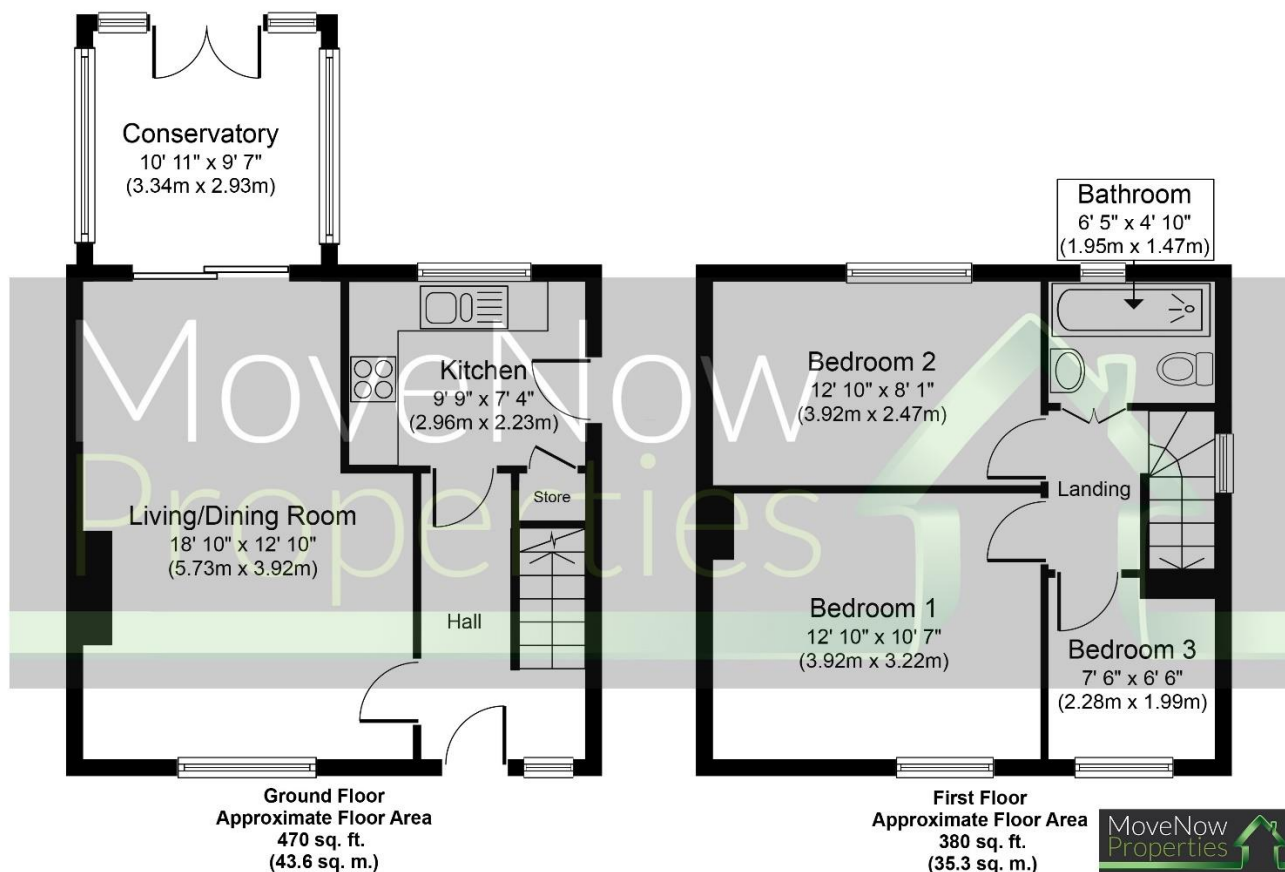


Tenure

Freehold

## 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.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C		
55-68	D	64	
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:

01924 249349

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

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

**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.