

# MoveNow Properties



**Movenowproperties are proud to present this 4 bedroom detached family home for sale. Excellent motorway links, situated close to junction 39 of M1. Having large lounge, separate dining room and utility space. Must be viewed to appreciate.**



**MoveNow**



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- 4 good sized bedrooms
- Utility
- Ground floor WC
- Garage with power & lighting
- Off road parking
- Situated within a small cul-de-sac
- Large lounge space
- Separate dining room
- Must be viewed
- Close to local amenities

More Information:

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

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10 Rishworth Street, Wakefield,  
WF1 3BY



**Denby Dale Road  
East, Durkar,  
Wakefield, WF4 3AE  
4 Bedroom Detached  
£295,000**



To book a viewing  
please contact us on

**01924 249349**

UPVC entrance door to side elevation leads to hallway with doors leading to ground floor WC, lounge, kitchen and stairs to first floor.

### Lounge

**Measurements: 19' 8" x 10' 11" (6.00m x 3.34m)**

Extra large living area with 3 double glazed windows allows plenty of natural light. Ideal space to unwind and relax with electric fire and attractive surround, radiator and coving to ceiling.

### Ground Floor WC

Located next to the entrance door having low flush WC, wash basin set in vanity, part tiling to walls and frosted double glazed window.



### Kitchen

**Measurements: 11' 8" x 10' 2" (3.55m x 3.10m)**

This well maintained country style kitchen comprises of a range of wall and base units with complementary work surfaces, feature corner extraction unit with gas hob and electric oven below, stainless steel sink and drainer with internal door and window to the utility space and characterful opening to dining room.

## Dining Room

**Measurements: 12' 10" x 9' 0" (3.91m x 2.75m)**

Perfect for entertaining or use of second reception room, having patio doors overlooking rear garden, useful understairs storage cupboard, radiator and coving to ceiling.



## Utility

**Measurements: 10' 3" x 6' 11" (3.13m x 2.10m)**

Plumbing and space for washing machine and tumble dryer, tiled flooring, 3 double glazed windows, radiator and uPVC door leading to the rear garden.



## Landing

Double glazed window to side elevation, storage cupboard and doors leading to bedrooms and bathroom.



## Bedroom 1

**Measurements: 13' 2" x 11' 2" (4.01m x 3.40m)**

Spacious double bedroom with ample fitted wardrobes and storage space, double glazed window to front aspect, radiator and coving to ceiling.



### Bedroom 2

**Measurements: 10' 6" x 9' 9" (3.20m x 2.96m)**

Good size bedroom with fitted wardrobes, drawer and desk space. Double glazed window to rear, radiator and coving to ceiling.



### Bedroom 3

**Measurements: 10' 10" x 8' 0" (3.30m x 2.43m)**

Another good sized bedroom with double glazed window to rear aspect, coving to ceiling and radiator.



### Bedroom 4

**Measurements: 9' 10" x 8' 6" (3.00m x 2.60m)**

Double bedroom with double glazed window to rear, radiator and coving to ceiling.



### Bathroom

**Measurements: 7' 10" x 7' 9" (2.40m x 2.35m)**

Comprising of a 4 piece suite in white having bath, separate corner shower cubicle with mains shower, low flush WC and pedestal wash basin. Traditional style radiator, frosted double glazed window and fully tiled walls.



## Outside

The property sits within a small cul-de-sac with driveway suitable for 2 vehicles and single garage.

To the front of the property is an open lawn with established bushes and pathway.

A gate to the side of the property leads down and into the rear garden, mainly laid to lawn with patio space, external water tap and assortment of established bushes/shrubs.

## Garage

**Measurements: 19' 3" x 8' 4" (5.88m x 2.54m)**

Benefiting from power and lighting.



## Location

This property is perfectly located for access to the M1 motorway system, ideal for commuting. Nearby amenities include convenience store, fish & chip shop and local pub all under 5 minutes walk.

Asda and Aldi supermarkets located under 10 minutes drive, with scenic walks also on your doorstep, including Pugneys Country Park, Sandal Castle and Newmillerdam.



## Tenure

Freehold

## Viewings

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

## Free valuations

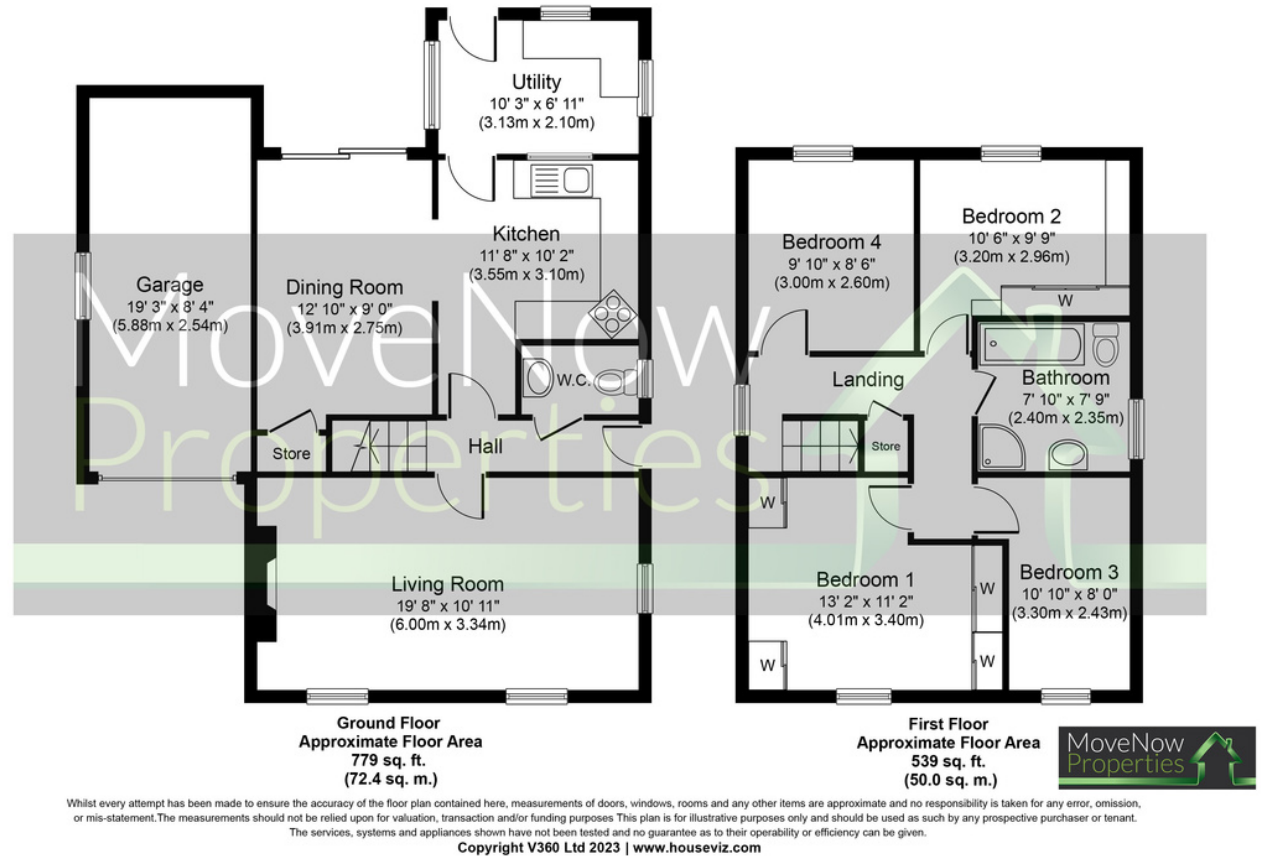
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info@movenowproperties.com  
www.movenowproperties.com

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



## 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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