

MoveNow Properties



WAKEFIELD OFFICE:

Address: 10 Rishworth Street, Wakefield, WF1 3BY

Web: www.movenowproperties.com

Tel: 01924 249349

Email: info@movenowproperties.com

BARNSELY OFFICE:

Address: 41A Towngate, Mapplewell, S75 6AS

Web: www.movenowproperties.com

Tel: 01226 593477

Email: mapplewell@movenowproperties.com

FOR SALE

Lyndale, Wakefield,

WF5 9QU

3 Bedroom, Terrace

£195,000



Movenowproperties are delighted to offer this charming 3-bedroom end terrace property. Nestled in a sought-after location, this home boasts convenient off-road parking and a beautifully designed low-maintenance enclosed rear patio, perfect for relaxation and outdoor entertaining.

- Elegant 3 Bedrooms for Comfortable Living
 - Charming End Terrace Setting
 - Convenient Off-road Parking Facility
- Gardens Enhancing Front and Rear Spaces
- Expansive Kitchen / Diner for Entertaining and Family Meals
- Thoughtfully Designed Traditional Style Bathroom
- A Property That Demands to Be Viewed

Entrance

As you step through the UPVC entrance door, you're greeted by a welcoming foyer featuring carpet flooring, radiator, and easy access to the living spaces with stairs leading to first floor landing.

Living Room

Measurements 13' 0" x 12' 9" (3.96m x 3.89m)

The living room benefits from natural light from its double glazed window offering views of the front garden, oak flooring and chimney breast.



Kitchen

Measurements 14' 1" x 12' 1" (4.29m x 3.68m)

Enjoy this stylish kitchen with Oak wood flooring complemented by cream wall and base units, while a tiled splashback adds a touch of sophistication. Recessed spotlights and two double glazed windows overlooking rear offering ample lighting. A range oven and sleek cooker hood positioned above, a classic Belfast sink, complete with a mixer tap. A UPVC door with frosted glass leads seamlessly to the side, enhancing the kitchen's airy atmosphere. A central island offers convenient seating whilst benefiting from additional storage. Discover practicality beneath the stairs, where a useful storage cupboard discreetly houses the boiler. A frosted double glazed window to the side ensures ample natural light.



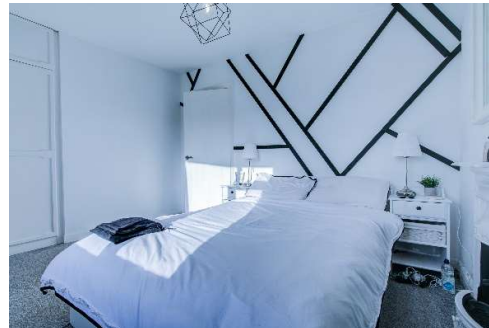
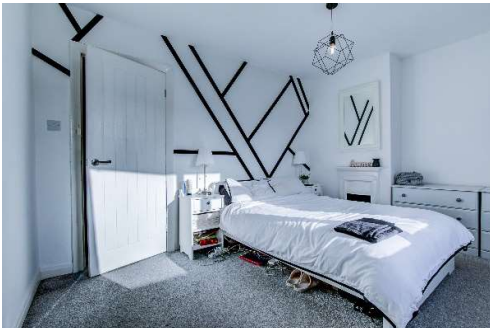
Stairs & Landing

Ascend the carpeted staircase with hand rail leading to first floors offering access to bedrooms, bathroom and loft / occasional room.

Bedroom 1

Measurements 13' 0" x 9' 8" (3.95m x 2.94m)

Featuring a spacious layout, complete with carpet flooring and a fitted wardrobe for ample storage. The room is enhanced by a charming feature fireplace, providing a cosy atmosphere. Additionally, it includes a radiator and a double-glazed window that offers a pleasant view of the front.



Bedroom 2

Measurements 15' 7" x 7' 1" (4.74m x 2.15m)

Boasting wood-effect laminate flooring, radiator and a double-glazed window which overlooks the rear allowing natural light to illuminate the room.



Bedroom 3

Measurements 10' 0" x 5' 7" (3.04m x 1.69m)

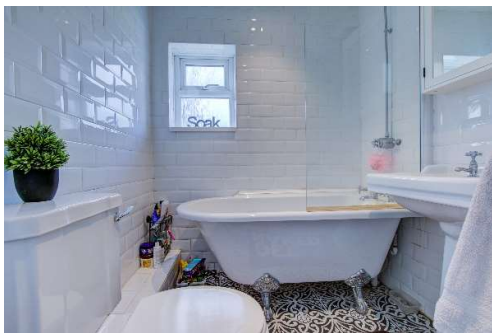
Boasting wood-effect laminate flooring and radiator and a double-glazed window which overlooks the rear.



Bathroom

Measurements 5' 10" x 5' 6" (1.77m x 1.67m)

The Bathroom showcases modern aesthetics with tiled flooring and walls, complemented by recessed spotlights. It is equipped with a traditional radiator, a pedestal washbasin, and a low flush WC for convenience. A claw-foot bath with an overhead shower and glass shower screen adds a touch of luxury to the space. A frosted double-glazed window provides privacy while allowing natural light to filter in from the side.



Occasional Room

Measurements 14' 6" x 9' 4" (4.41m x 2.84m)

Due to the incline of the stairs this loft space is not an additional living area however offers flexibility, whether you envision it as a peaceful additional bedroom or a functional home office. This additional space features laminate flooring and a Velux window offers natural light.

Outside

The property welcomes you with a lawn and gated drive at the front, while the enclosed rear patio provides space for outdoor enjoyment.



A pedestrian right of way from is available neighbouring property.

Additional information:

Property Construction:

- Source of heating – Mains Gas
- Primary source of electricity supply – Mains Electricity
- Primary source of water supply – Mains Water Supply
- Primary arrangement for sewerage – Mains Drains & Sewerage

Mobile coverage, available but not limited to:

Vodafone

Three

O2

Broadband connection – Fibreoptic

Basic 1 Mbps

Superfast 60 Mbps

Ultrafast 9000 Mbps

Satellite TV Availability

BT

Sky

Virgin

Tenure

Freehold

EPC

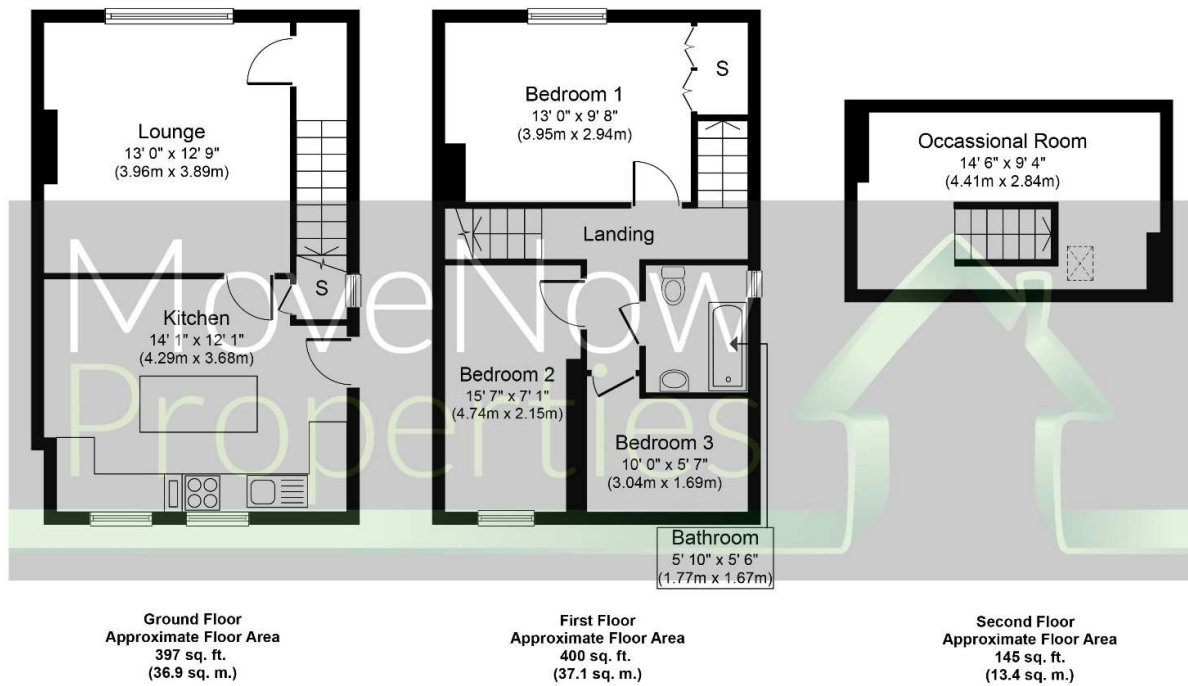
Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D	60	
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.



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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