

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

Weeland Road, Sharlston,

WF4 1EB

2 Bedroom, Mid Terrace

£130,000



Movenowproperties are delighted to offer this fantastic opportunity for first time buyers / investors. The property features an entrance porch, inviting living room, spacious kitchen, and the convenience of a downstairs bathroom and first floor WC make it quite appealing. Plus, the presence of two good-sized bedrooms offers comfortable living space. With vacant possession, buyers have the advantage of moving in hassle-free.

Accommodation briefly comprises:

Porch:

The external door is set to be replaced with one leading to the porch, offering a transition space from the outside to the living room.

Living Room:

Measurements: 13' 0" x 12' 7" (3.96m x 3.83m)

This inviting space boasts carpet flooring, a double glazed window providing natural light, and a door leading to the kitchen.



Kitchen:

Measurements: 9' 11" x 9' 8" (3.01m x 2.94m)

The kitchen features a range of wall and base units, modern tiled splash back, space for appliances, sink and drainer with mixer tap, integrated electric oven with a gas hob, and a double glazed window overlooking the rear.



Bathroom:

Measurements: 6' 4" x 4' 8" (2.94m x 1.43m)

Located on the ground floor, the bathroom offers convenience with a white three-piece suite including a bath with overhead shower, pedestal wash basin, and low flush WC. It also includes a radiator and a frosted window.



Bedroom 1:**Measurements: 13' 0" x 12' 7" (3.96m x 3.84m)**

This spacious double bedroom features carpet flooring, fitted wardrobes with mirrored sliding doors, a radiator, and a double glazed window overlooking the front.

**Bedroom 2:****Measurements: 9' 10" x 6' 5" (3.00m x 1.96m)**

Smaller than the first bedroom, Bedroom 2 still provides comfortable living space with carpet flooring, a radiator, and a double glazed window overlooking the rear.

**WC:**

This separate room includes a low flush WC, wash basin with storage cupboard, and a frosted window overlooking the rear, providing additional convenience for residents.

**Mobile Coverage**

Three

O2

Vodafone

EE

Satellite / Fibre TV Availability

BT

Sky

Parking

On Street

Council Tax

Band A

Tenure

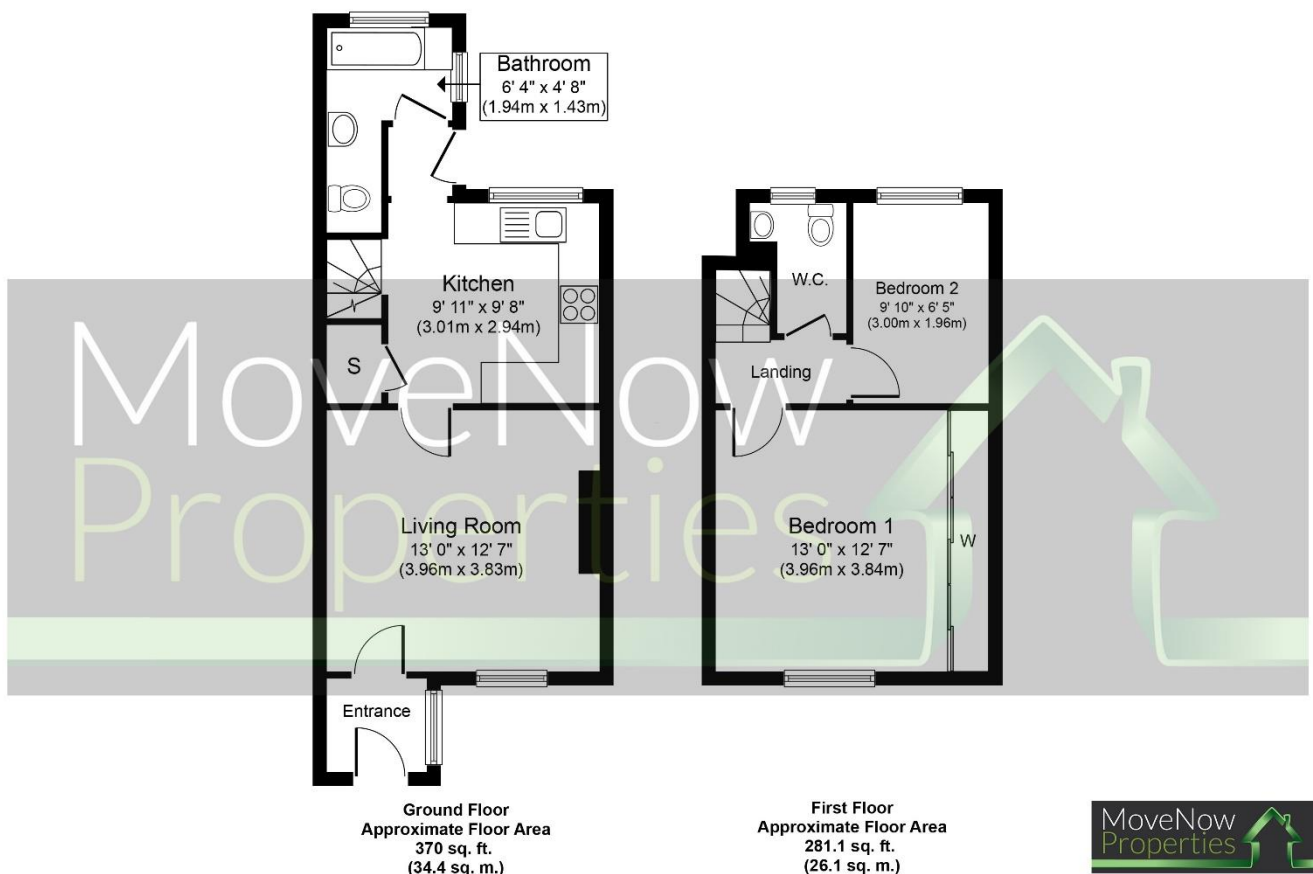
Freehold

EPC Rating: D58

Please contact us for further details of the full EPC

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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EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	58	
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 offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

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