

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

Cotton Court, Wakefield,

WF2 8FN

3 Bedroom, Detached House

£265,000



Movenowproperties proudly present this exquisite three-bedroom detached family home. This abode boasts a charming drive for your convenience, leading to a spacious, enclosed rear garden, perfect for unwinding or entertaining. With two bathrooms, a generously proportioned kitchen diner, and ample living space, this residence promises comfort and style that must be seen to be fully appreciated.

- **Three Bedrooms:** Discover ample living space with three well-appointed bedrooms, offering comfort and versatility for your family's needs.
- **Detached:** Enjoy the privacy and independence of a detached property, offering a retreat from the hustle and bustle of everyday life.
- **Two Bathrooms:** Experience the convenience of two bathrooms, including a ensuite, providing both functionality and style for modern living.
- **Spacious Kitchen/Dining Room:** Entertain in style in the generously proportioned kitchen/dining area, perfect for hosting gatherings or enjoying family meals together.
- **Enclosed Rear Garden:** Retreat to the tranquillity of the enclosed rear garden, complete with an inviting seating area, ideal for relaxing and enjoying outdoor living.
- **Garage:** Benefit from the practicality of a garage with power and lighting, offering secure storage space and convenience for your vehicle maintenance needs.
- **Downstairs WC:** Enhance your lifestyle with the convenience of a downstairs WC, providing added comfort and functionality for you and your guests.
- **Must Be Viewed to Be Appreciated:** Don't miss the opportunity to experience the charm and elegance of this property firsthand.

Entrance:

Step in with a composite entrance door and welcoming matting. Also benefiting from a alarm system ensuring peace of mind.

Living Room:

Measurements: 14' 3" x 10' 10" (4.35m x 3.31m)

The heart of relaxation awaits in the living room, adorned with carpet flooring, a double-glazed window offering views of the front and a warming radiator, inviting you to unwind in comfort.



Downstairs WC:**Measurements: 4' 11" x 3' 5" (1.51m x 1.04m)**

Elegance meets functionality in the downstairs WC, featuring tire-effect flooring, a low flush WC, a sleek pedestal washbasin complemented by tile splashback, and a cosy radiator.

**Kitchen****Measurements: 20' 3" x 9' 3" (6.17m x 2.82m)**

The culinary enthusiast will delight in the modern kitchen/dining area, boasting a range of contemporary wall and base units, complemented by stylish work surfaces and upstands. Equipped with a gas hob and cooker hood, integrated appliances to include fridge freezer, dishwasher and washing machine, 1.5 sink and drainer with mixer tap and patio doors leading to the enclosed rear garden, this space effortlessly merges functionality with aesthetics.

**Stairs and Landing:**

Ascend the stairs to the landing, adorned with carpet flooring and double glazed window offering natural light. A practical storage cupboard and radiator further enhance the appeal of this space.

Bedroom One:**Measurements: 11' 0" x 10' 8" (3.35m x 3.26m)**

Step into the comfort of this spacious double bedroom, featuring carpet flooring. Natural light floods the room through the double-glazed window offering views of the front.



Ensuite:

Measurements: 7' 10" x 4' 4" (2.39m x 1.31m)

Indulge within the modern ensuite, boasting a shower unit, low flush WC, pedestal wash basin, contemporary tiling and vinyl flooring. A frosted double-glazed window and chrome towel heater add a touch of sophistication.



Bedroom Two:

Measurements: 10' 11" x 9' 2" (3.32m x 2.80m)

Another double bedroom, complete with carpet flooring. Enjoy peaceful views of the rear garden through the double-glazed window.



Bedroom Three:

Measurements: 11' 2" x 9' 0" (3.40m x 2.75m)

Adorned with carpet flooring. Natural light fills the room through the double-glazed window, offering views of the rear surroundings.



Family Bathroom:**Measurements: 8' 11" x 6' 7" (2.71m x 2.00m)**

Welcome to the family bathroom, where functionality meets sophistication. This well-appointed space features a three-piece suite, including a low flush WC and a classic pedestal wash basin. Stay comfortable and cosy with the inclusion of a chrome towel heater. Natural light softly filters through the frosted double-glazed window, providing privacy while illuminating the room.

**Additional Features:**

For added security, the property is equipped with CCTV and a house alarm system.

Outside:

The front drive accommodates two vehicles, while side access leads to the spacious rear garden, complete with a lawn, fenced boundaries, and a charming seating area.

Additional conveniences include an EV car charger, electric socket and water tap.

**Garage:****Measurements: 18' 3" x 8' 2" (5.56m x 2.48m)**

A versatile space designed to meet your practical needs with a touch of convenience and functionality. Featuring a manual door for easy access, this garage offers secure storage for your vehicles and belongings. Equipped with power and lighting, it provides the perfect workshop or storage area for your tools and equipment.

Broadband connection

Fibreoptic

Mobile Coverage

Three

O2

Vodafone

EE

Satellite / Fibre TV Availability

BT

Sky

Virgin

Parking

Private Drive

Council Tax

Band D

Tenure

Freehold

EPC

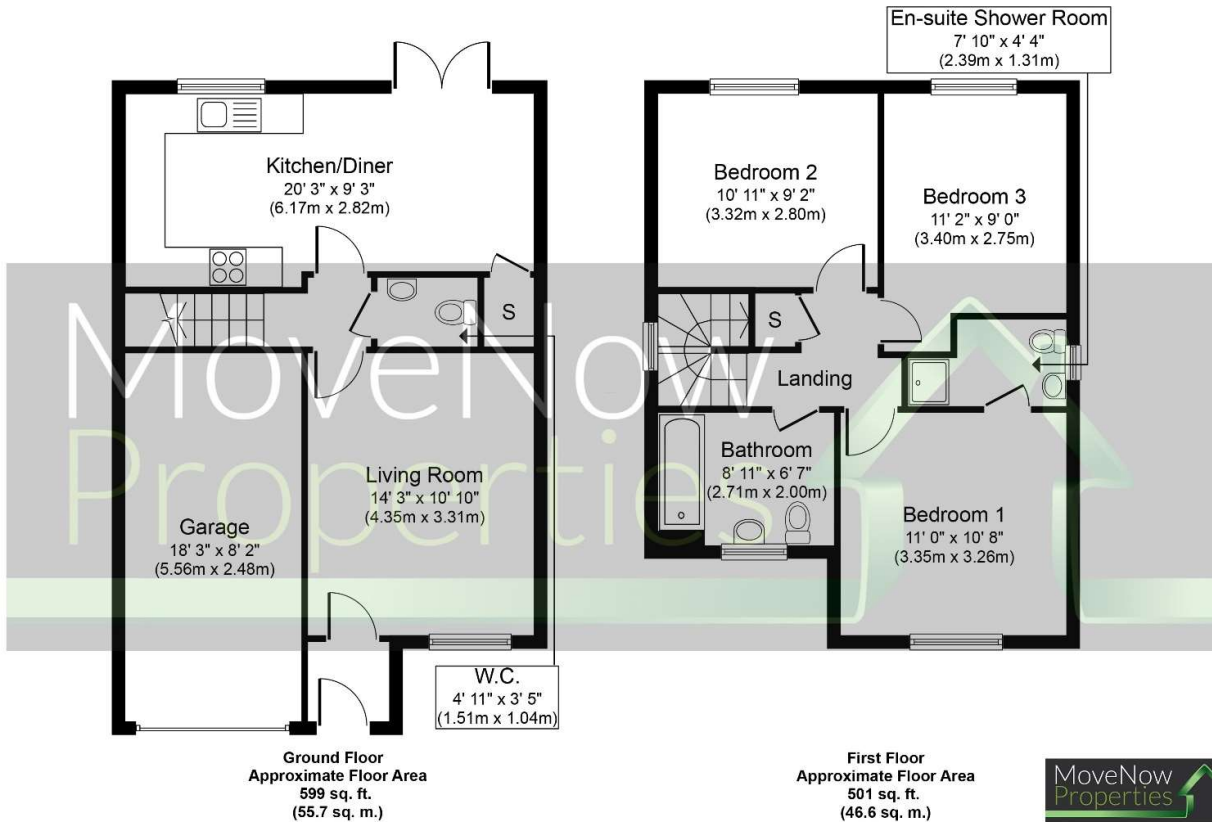
Certificate Number :

Score	Energy rating	Current	Potential
92+	A		94
81-91	B	83	
69-80	C		
55-68	D		
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.

Copyright V360 Ltd 2024 | www.houseviz.com

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.

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