

# 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**

**Hedde Rise, Wakefield,**

**WF2 9UF**

**3 Bedroom, Townhouse**

**£240,000**



Movenowproperties are delighted to present this recently renovated 3 bedroom end townhouse for sale. Boasting newly fitted bathrooms, kitchen, heating system, and fresh décor throughout, including flooring, this property offers modern comfort and style. The ground floor features Bedroom 3 alongside a convenient shower room, while Bedrooms 1 & 2 on the second floor come with en-suite facilities. Available with no chain, this residence promises a seamless transition for its new owners.

- Luxurious living across three levels
- Two double bedrooms on the second floor, each boasting ensuite bathrooms for utmost convenience and comfort.
  - Versatile bedroom 3 conveniently situated on the ground floor, offering flexibility for various lifestyle needs.
  - Enjoy the benefits of an end townhouse layout, providing added privacy and tranquillity.
- Secure your vehicles with ease using the drive offering off-road parking, ensuring convenience for residents and guests alike.
- Experience the convenience of an integral garage complete with power and electrics, enhancing functionality and storage options.
- Delight in the spacious living room, perfect for relaxation and entertainment, set within a well-designed layout across multiple levels.
  - Embrace culinary adventures in the recently renovated kitchen/dining room, offering a harmonious blend of functionality and style.
  - Retreat to the attractive enclosed rear garden, providing a serene outdoor space ideal for leisure and enjoyment.
    - Optionally available fully furnished.

**Accommodation Briefly comprises:**

**Entrance Hall:**

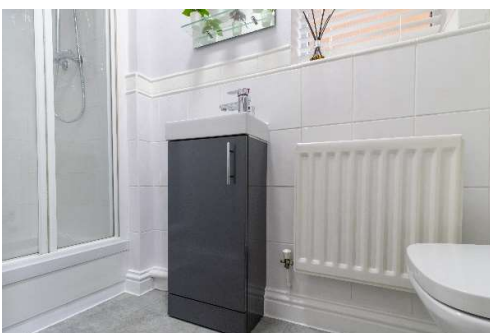
Step into the inviting entrance hall adorned with ample storage cupboards, radiator, and convenient access to the garage, downstairs shower room, utility, and bedroom 3.



**Downstairs Bathroom / Shower Room:**

**Measurements 8' 10" x 2' 10" (2.68m x 0.87m)**

Indulge in the recently renovated shower room boasting a shower unit, low flush WC, pedestal wash basin, tiled effect vinyl flooring, radiator, and a frosted double glazed window overlooking the side.



**Utility:**

**Measurements 8' 0" x 5' 8" (2.45 x 1.73m)**

Experience the convenience of the utility space equipped with a practical work surface, sink and drainer, plumbing for a washing machine, radiator, and an external door leading to the enclosed rear garden.



**Bedroom 3:**

**Measurements 8' 9" x 8' 2" (2.66m x 2.45m)**

Relax in the comfort of the double bedroom featuring carpet flooring, a radiator, and a double glazed window offering a peaceful view of the rear.



**Stairs and First Floor Landing:**

Ascend the stairs to the first-floor landing, featuring soft carpet flooring, a sturdy handrail, and seamless access to the spacious living room/kitchen.



**Living Room:**

**Measurements 17' 6" x 14' 9" (5.34m x 4.49m)**

Unwind in the expansive living area adorned with two double glazed windows offering a picturesque view of the front, laminate flooring, an electric fire with a modern surround, radiator, and elegant coving adorning the ceiling.





### **Kitchen / Dining Room:**

#### **Measurements 14' 7" x 8' 0" (4.45m x 2.45m)**

Delight in the modern kitchen/dining area boasting recently renovated wall and base units, complemented by a sleek work surface and 1.5 sink and drainer with a mixer tap. Equip yourself with culinary delights using the electric oven and 4-ring hob with a cooker hood above, while enjoying the natural light streaming through the two double glazed windows overlooking the rear.



### **Stairs & Landing to Second Floor:**

Ascend further to the second-floor landing, featuring plush carpet flooring, a reliable handrail, and access to two bedrooms with en-suites. Discover additional storage space through the loft hatch with a loft ladder.

### **Bedroom 1:**

#### **Measurements 14' 9" x 12' 9" (4.50m x 3.89m)**

Retreat to the spacious double bedroom featuring plush carpet flooring, a radiator, ensuite, and two double glazed windows offering views of the front.



### **En-Suite 1:**

#### **Measurements 6' 8" x 5' 8" (2.03m x 1.72m)**

Indulge in the luxury of the newly fitted ensuite adorned with tiled effect vinyl flooring and paneled walls, a low flush WC, handwash set in vanity, bath with overhead shower and glass shower screen, radiator, and a frosted double glazed window offering a glimpse of the side.



**Bedroom 2:**

**Measurements 14' 7" x 9' 5" (4.45m x 2.86m)**

Enjoy another tranquil space in the double bedroom featuring plush carpet flooring, a radiator, fitted wardrobes, and two double glazed windows providing a serene outlook of the rear.



**En-Suite 2:**

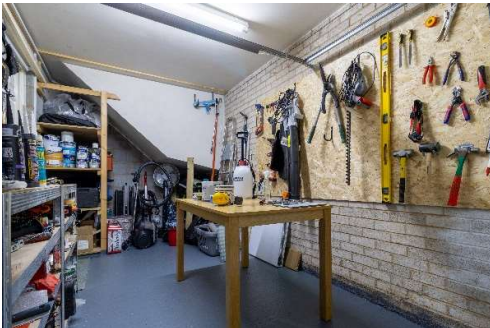
**Measurements 5' 8" x 5' 6" (1.72m x 1.68m)**

Experience modern comfort in the ensuite adorned with tiled effect vinyl flooring and paneled walls, a low flush WC, wash basin set in vanity, shower, and radiator.



**Outside:**

Discover the convenience of the property's driveway providing off-road parking for two vehicles. Access the charming low maintenance rear garden through the side gate, enclosed with fenced boundaries, offering a serene outdoor sanctuary.



## Broadband connection

Fibreoptic

## Mobile Coverage

## Satellite / Fibre TV Availability

BT

Sky

YouFibre

## Parking

Private drive for 2 vehicles & Garage

## Council Tax

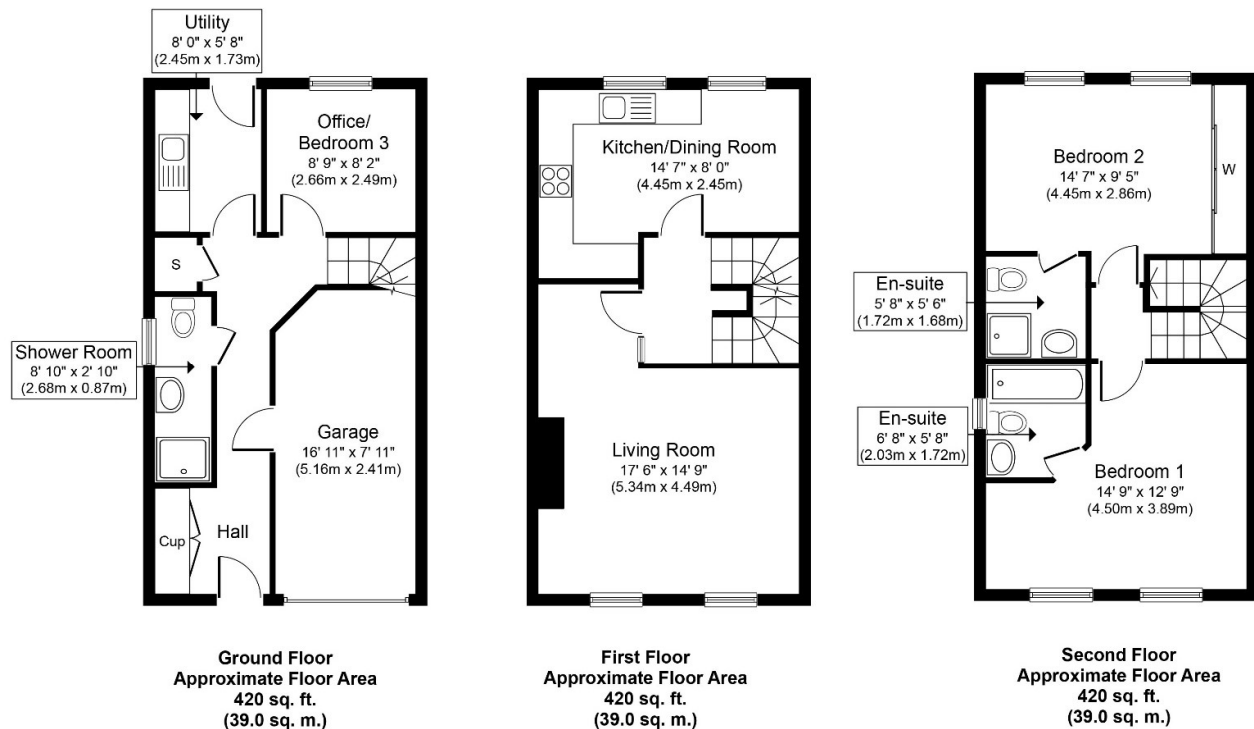
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## Tenure

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.

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