

# MoveNow Properties



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**FOR SALE**

**Fraser Way, Wakefield,**

**WF1 2ZF**

**5 Bedroom, Detached Home**

**£525,000**



Movenowproperties are delighted to offer this exceptional five-bedroom detached home is set over three floors in a prime location, ideal for commuters. Boasting spacious living areas, a modern kitchen/dining room with a stunning rear extension, and a beautifully landscaped garden, this property offers the perfect blend of style and practicality. Additional highlights include off-road parking, an integral garage, an EV charger, and a full-house alarm system.

- **Spacious five-bedroom home** with generously sized double bedrooms
- **Stunning Orangery extension** featuring luxurious underfloor heating
- **Fully boarded loft** with convenient ladder access for additional storage
  - **EV car charger and integral garage**, perfect for modern living
- **Sleek and contemporary kitchen and bathrooms** designed for style and comfort
- **Integrated ceiling speakers throughout**, creating the perfect ambiance
  - **Smart heating controls** for effortless temperature management
- **Versatile ground-floor office/snug**, ideal for remote work or relaxation

### Entrance Hall

Upon entering, the welcoming entrance hall features a composite front door, hardwood flooring, a radiator, and useful under-stairs storage. From here, doors lead to the office/snug, downstairs WC, and the impressive open-plan kitchen and dining area.



### Kitchen / Dining Room

**Measurements: 22' 10" x 22' 1" (6.95m x 6.74m)**

The kitchen/dining room is a true highlight, enhanced by a rear extension incorporating a bright Orangery with underfloor heating. The modern kitchen is fitted with sleek wall and base units, integrated appliances including a fridge-freezer, dishwasher, Neff oven and grill, induction hob with a cooker hood, a wine fridge, and a 1.5 sink and drainer with a mixer tap. The open-plan Orangery and dining area are further complemented by recessed spotlights, a roof light, ceiling speakers, and bi-fold doors leading to the enclosed rear garden.



### Utility

**Measurements: 9' 8" x 3' 5" (2.95m x 1.04m)**

A separate utility room provides additional convenience with wall and base units, a sink with mixer tap, plumbing for a washing machine, a radiator, and access to the integral garage.



### Office / Snug

**Measurements: 12' 0" x 7' 5" (3.65m x 2.27m)**

The office/snug room, located at the front of the home, is a versatile space ideal for a home office or cosy retreat, featuring hardwood flooring, a radiator, and a double-glazed window.



### Downstairs WC

**Measurements: 7' 5" x 3' 8" (2.27m x 1.11m)**

A useful cloakroom with low-flush toilet, pedestal wash basin, tiled flooring, and a radiator completes the ground floor.





### Stairs & Landing to first floor

Having carpet flooring, hand rail, double glazed window overlooking the side and doors providing access to living room, bedrooms two and three and family bathroom.



### Living Room

**Measurements: 22' 8" x 15' 11" (6.90m x 4.85m)**

This spacious living room offers a bright and airy feel with carpet flooring, three double-glazed windows, ceiling speakers, and a radiator.



### Bedroom 2

**Measurements: 13' 1" x 10' 8" (3.98m x 3.26m)**

A double bedroom with carpet flooring, radiator and double-glazed window overlooking the rear.



### Bedroom 3

**Measurements: 11' 7" x 9' 3" (3.52m x 2.83m)**

Another double bedroom with carpet flooring, radiator and double-glazed window overlooking the rear.



## Family bathroom

**Measurements: 10' 11" x 7' 3" (3.33m x 2.22m)**

The modern family bathroom is beautifully finished with a four-piece suite including a double walk-in shower with a waterfall showerhead, a separate bath, a pedestal wash basin, a WC, a chrome towel radiator, and tiled flooring and walls.



## Stairs & Landing to Second floor

The stairs and landing to the second floor feature carpet flooring, a handrail, and a double-glazed window overlooking the side, allowing for plenty of natural light. A useful storage cupboard is available, along with a loft hatch leading to a fully boarded loft with ladders and lighting, providing excellent additional storage.

## Master bedroom

**Measurements: 22' 8" x 15' 7" (6.90m x 4.76m)**

The master bedroom is a stunning retreat, boasting carpet flooring, Velux and double-glazed windows overlooking the front, and a radiator. A dedicated dressing area with fitted wardrobes and mirrored sliding doors adds both elegance and practicality. A private door leads to the ensuite bathroom.



### En-Suite

**Measurements: 9' 0" x 8' 7" (2.75m x 2.61m)**

The ensuite is both spacious and stylish, featuring a double walk-in shower with a waterfall showerhead, a low-flush WC, a pedestal wash basin, and a chrome towel heater. Floor-to-ceiling tiling adds a sleek and modern touch, while a frosted double-glazed window to the front ensures privacy.



### Bedroom 4

**Measurements: 11' 7" x 10' 5" (3.52m x 3.18m)**

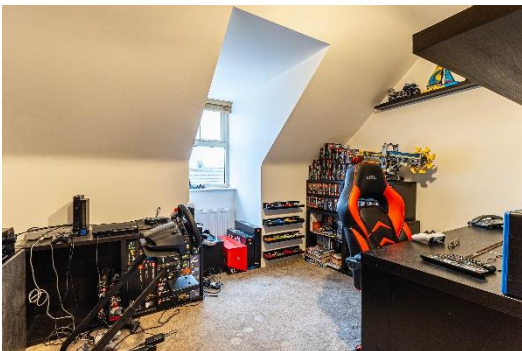
Bedroom four enjoys carpet flooring, a radiator, and a rear-facing double-glazed window, offering a peaceful space.



### Bedroom 5

**Measurements: 10' 8" x 8' 0" (3.26m x 2.44m)**

Bedroom five is equally well-sized, with carpet flooring, a radiator, and a double-glazed rear window, making it a versatile room for family or guests.





## Outside

Externally, the property is equally impressive. The front overlooks a pleasant green space and offers a private driveway with parking for two vehicles, along with additional on-street parking for visitors.

To the rear, the landscaped garden is beautifully designed with fenced and stone boundaries, porcelain tiles, wooden seating planters, and a tranquil outdoor space perfect for relaxation or entertaining.



## Garage

**Measurements: 20' 3" x 9' 10" (6.16m x 3.00m)**

An integral garage benefiting from power, lighting, plumbing for washing machine and space for dryer.

This exceptional family home effortlessly combines modern features, stylish living spaces, and practical design, making it the perfect place to call home. Book your viewing today!

Council Tax Band F

Property Type: Detached

Construction type Stone built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

Broadband connection: Fiber optic

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

## Tenure

Freehold

## EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		92
81-91	B	85	
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/>

### Viewings

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

### Free valuations

Considering selling or letting your property?

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01924 249349

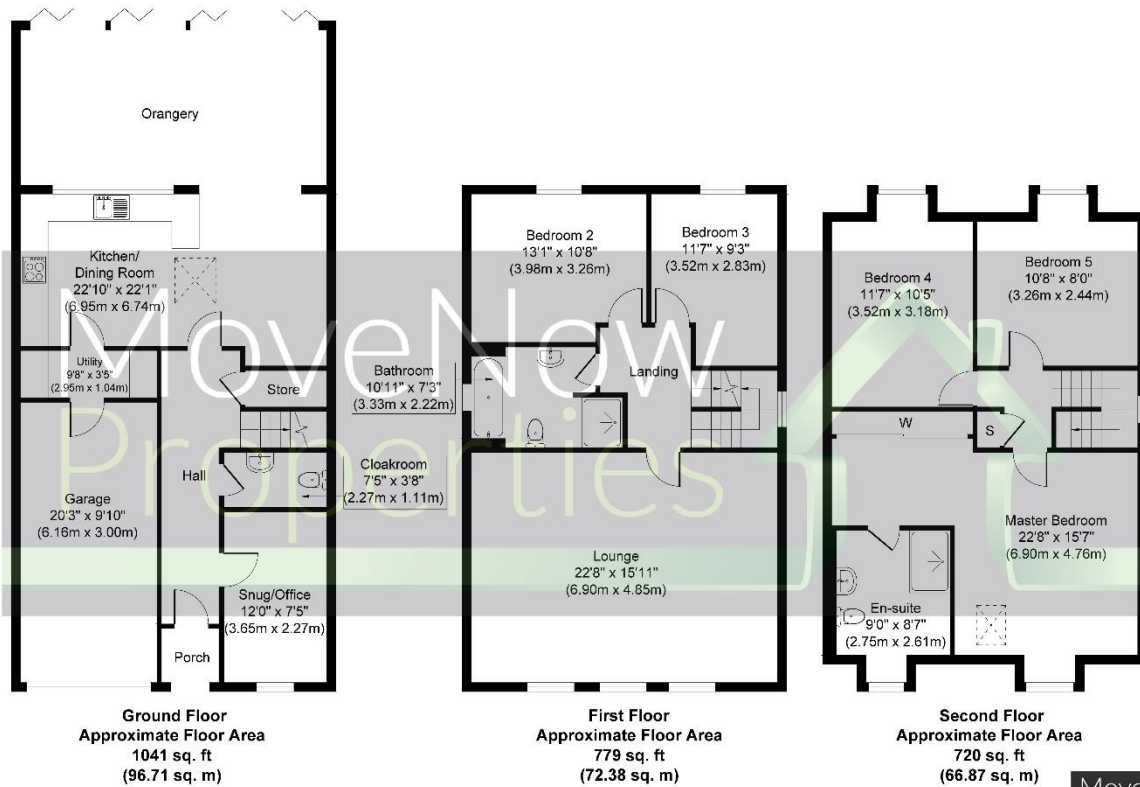
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## Floor plans

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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