

Move Now Sales



10 Rishworth Street, Wakefield, WF1 3BY

Web: www.movenowproperties.com

Tel: 01924 249349

Email: info@movenowproperties.com

FOR SALE

Fraser Way, Wakefield,

WF1 2ZF

4 Bedroom, Semi Detached

£360,000



Movenowproperties are delighted to offer this stunning 4 bedroom semi detached property for sale. A deceptively spacious property set over 3 levels offering 4 double bedrooms, 1 with en-suite. Available with NO CHAIN. Truly must be viewed to be appreciated.

Entrance Hall

A pleasant entrance hall with composite entrance door, wood effect laminate flooring, radiator and doors leading to downstairs wc, living room and dining kitchen.



Downstairs WC

Measurements: 6' 3" x 3' 0" (1.90m x 0.92m)

Having a low flush wc, pedestal wash basin, radiator, tiled flooring.



Kitchen / Dinner

Measurements: 20' 7" x 9' 4" (6.27m x 2.85m)

Offering a range of modern wall and base units with complementary work surfaces. Having integrated appliances which include fridge / freezer, washing machine, oven, 4 ring gas hob and 1.5 sink with drainer and mixer tap. Also benefiting from tiled flooring, radiator, dining area and large double glazed window overlooking the front.



Living Room

Measurements: 15' 11" x 13' 9" (4.86m x 4.18m)

A spacious living area with wood effect laminate flooring, radiator, recessed spotlights and patio doors opening to enclosed rear garden.



Stairs & Landing First Floor

Carpet flooring, spindle staircase, useful storage cupboard housing water system and doors leading to bedroom 3, bedroom 4 and family bathroom.



Bedroom 4

Measurements: 12' 11" x 11' 2" (4.86m x 3.40m)

A double bedroom with carpet flooring, radiator and 2 double glazed windows overlooking the front.



Family Bathroom

Measurements: 8' 0" x 7' 3" (2.42m x 2.19m)

Comprising of a 3 piece suite in white, low flush wc, pedestal wash basin, bath with overhead shower and glass shower screen, radiator, full tiling to floors and walls.



Bedroom 3

Measurements: 15' 11" x 8' 11" (4.86m x 3.40m)

A double bedroom with carpet flooring, radiator and 2 double glazed windows overlooking the rear.



Stairs & Landing Second Floor

Carpet flooring, spindle staircase, useful storage cupboard housing boiler and doors leading to bedroom 2 and Master.

Bedroom 2

Measurements: 15' 11" x 11' 7" (4.86m x 3.51m)

A double bedroom with carpet flooring, radiator, fitted wardrobes and 2 double glazed windows overlooking the front.



Master Bedroom

Measurements: 15' 11" x 11' 7" (4.86m x 3.51m)

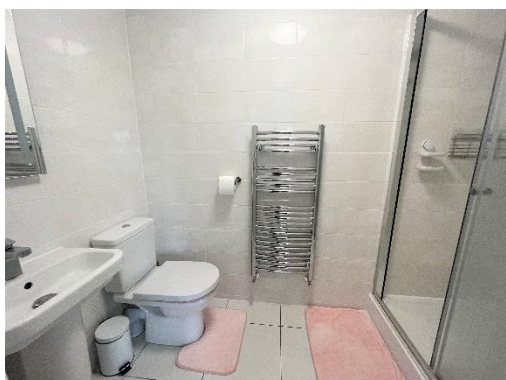
A double bedroom with carpet flooring, radiator and 2 double glazed windows overlooking the rear.



En-Suite

Measurements: 5' 10" x 4' 7" (1.77m x 1.38m)

Having a double shower, low flush wc, pedestal wash basin, tiled flooring, chrome towel heater and tiling to floors and walls.



Outside

To the front of the property is a lawned area with path leading to the entrance door.

To the rear of the property is an enclosed rear garden with low maintenance artificial grass, fenced boundaries, and attractive patio.

The rear of the property also benefits from off road parking in front of a single garage with up and over door, power, and lighting.

Located in a popular residential area on the outskirts of Wakefield town centre. Ideally located close to Junction 41 of the M1 for those commuting.



Tenure

Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		94
81-91	B	86	
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.

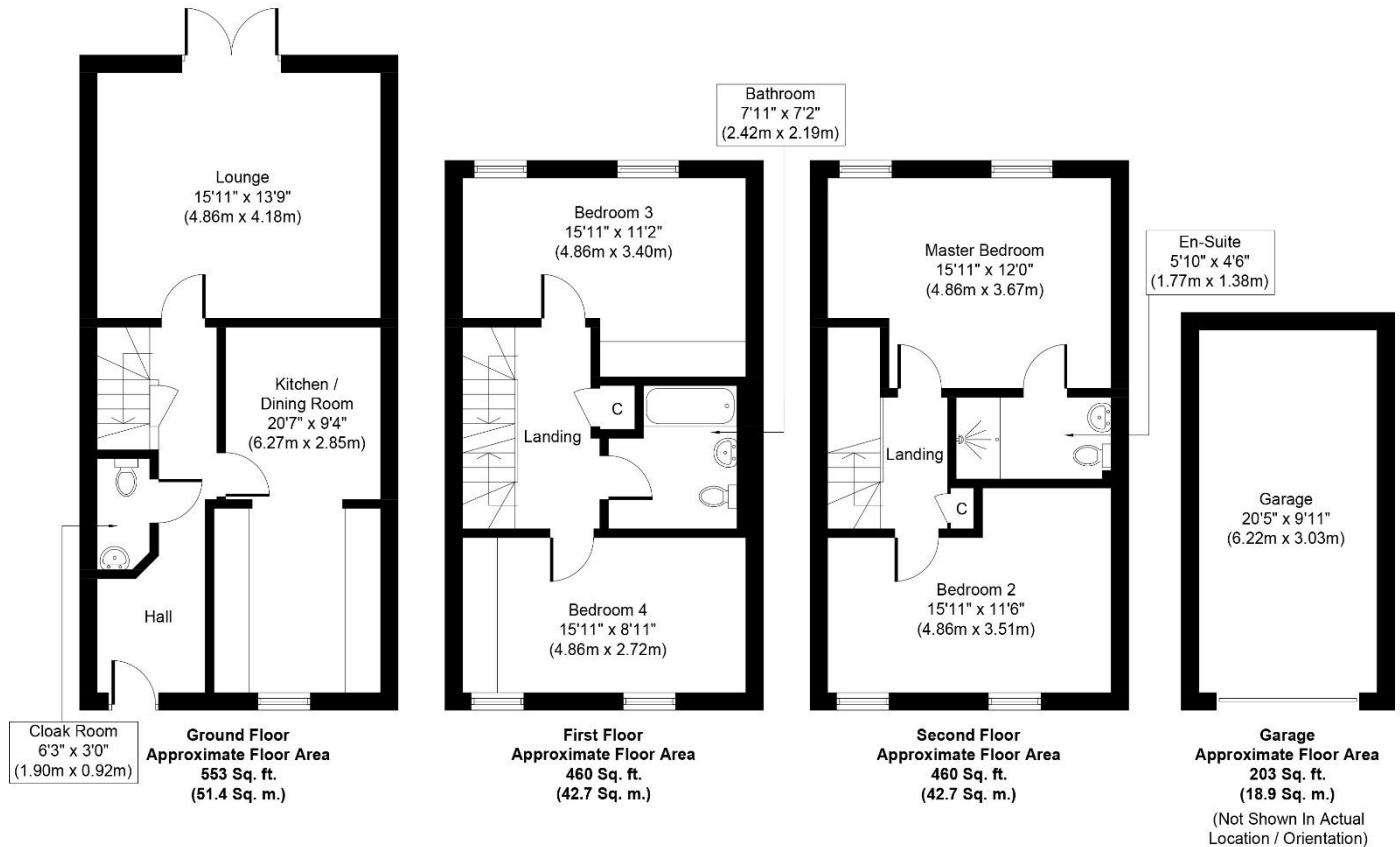
Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us Movenowproperties.com 01924 249349 / info@movenowproperties.com

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. 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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