

MoveNow Properties



Movenowproperties offer this truly unique detached home, suitable for single occupant or couple. Ideal for first time buyers or property investors. Located off Westgate, Wakefield close to various amenities and bus routes.



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- Viewing advised
- Deceptively spacious
- Close to town centre
- Well maintained
- Suitable for first time buyers
- Local amenities nearby
- Ideal for property investors
- Character property

More Information:

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10 Rishworth Street, Wakefield,
WF1 3BY



**Chald Lane, Westgate,
Wakefield, WF2 9RH**
1 Bed Detached
£95,000



To book a viewing
please contact us on

01924 249349

Entrance

Composite panelled and part double glazed front entrance door, central heating radiator, staircase leading to the first floor, open plan through to the kitchen.

Kitchen

Measurements: 11' 9" x 4' 5" (3.58m x 1.35m)

Having a range of contemporary style units in grey with brushed chrome slimline handles and coordinated worksurfaces. Range of integrated appliances including fridge, separate freezer, stainless steel fitted electric oven with two ring ceramic hob built into the worksurface and stainless steel fan canopy above, stainless steel sink with single drainer and mixer tap. uPVC double glazed windows to the front and side elevations, part tiling to the walls, open plan through to the dining area.



Dining Room

Measurements: 8' 7" x 6' 10" (2.62m x 2.08m)

This reception room can be used for multiple purposes, with uPVC double glazed door to the side and matching window. Useful understairs storage cupboard housing the central heating boiler. Open plan through to the lounge.

Lounge

Measurements: 12' 2" x 7' 6" (3.71m x 2.29m)

With period cast iron fireplace, central heating radiator, recessed spotlights to the ceiling, uPVC double glazed windows to both sides and door to utility cupboard.



Utility Cupboard

Plumbed for automatic washing machine, central heating radiator, uPVC double glazed window.

Stairs & Landing

With recessed space currently housing a double wardrobe and shelves. Central heating radiator, uPVC double glazed window to the side and doors to bedroom and bathroom.

Bedroom

Measurements: 10' 0" max x 7' 8" (3.05m x 2.34m)

uPVC double glazed windows to the front and side and central heating radiator.

Bathroom

Impressive modern style suite in white with chrome fittings, comprising panelled bath with mains shower above and fitted shower screen, pedestal wash basin with monobloc mixer tap, low flush WC, chrome wall mounted heated towel rail, wall mounted bathroom cabinet with mirrored front, tiled walls and uPVC double glazed window to the side.



Outside

Chald Lane is conveniently located just a short walk from the wide range of amenities on offer within the centre of Wakefield, Close to Thornes Park, there is an array of bars, pubs and shops, and a theatre nearby, along with excellent public transport links including regular bus services and direct access into Leeds and London via Westgate train station. In our opinion this property is sure to appeal to a single person or potentially a couple who require a convenient and commutable base, with well presented and low maintenance living space, or also potentially a buy to let investor.

Tenure

Freehold

Viewings

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

Free valuations

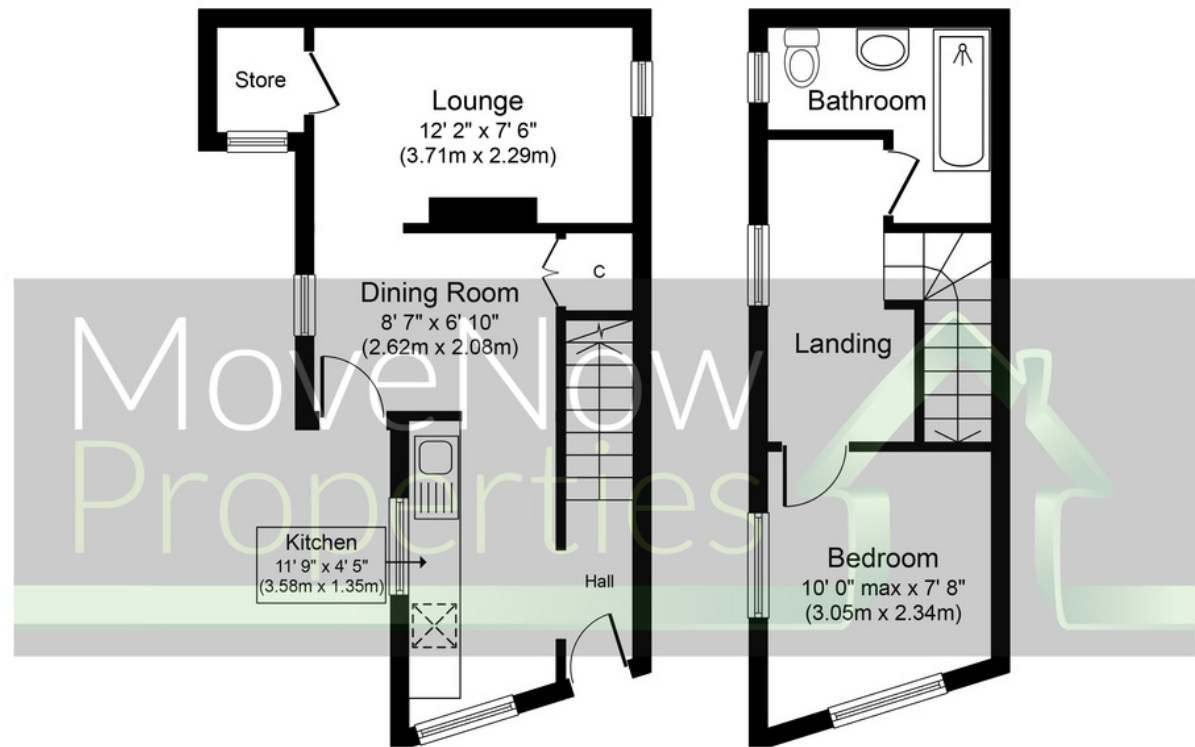
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For a free valuation on your property please do not hesitate to contact us:
01924 249349
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EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificates/>



Ground Floor
Approximate Floor Area
285 sq. ft.
(26.5 sq. m.)

First Floor
Approximate Floor Area
217 sq. ft.
(20.2 sq. m.)

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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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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