



£299,995

TENURE : FREEHOLD

Timperley Close, Wakefield, WF1

Bedrooms : 4

Bathrooms : 3

Reception Rooms : 2

**Extended four-bedroom
semi-detached home**

**Loft conversion creating a
versatile fourth bedroom**

**Spacious kitchen/diner with
excellent family and
entertaining space**

**Master bedroom with stylish
en-suite shower room**

**Three further well-
proportioned bedrooms**

**Private rear garden with low-
maintenance landscaping**

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

**MoveNow
Properties**

Website: <https://movenowproperties.com>

MoveNowProperties are proud to present this superbly extended four-bedroom semi-detached family home, situated in a popular and convenient area of Wakefield. The property offers a spacious modern kitchen, separate dining room and loft-converted fourth bedroom, alongside a stylish master bedroom with en-suite facilities. Externally, there is ample off-road parking and a private rear garden.

Entrance Hall

The welcoming entrance hall provides access to the principal ground-floor accommodation and sets the tone for the spacious and well-presented home. There is access to the staircase leading to the first floor, with the hallway providing a practical transition between the living areas.

Living Room

Measurements: 13'9" x 9'10" (4.19m x 3.00m)

The living room is a bright and inviting reception room, benefiting from a large window which allows plenty of natural light to flood the space. Its generous proportions provide an ideal setting for relaxing with family or entertaining guests.

Kitchen

Measurements: 16'9" x 8'2" (5.10m x 2.50m)

The modern kitchen is positioned to the rear of the property and offers a practical and stylish space for everyday cooking and family life. The kitchen benefits from a good connection to the adjoining dining room, creating a sociable arrangement that works particularly well for entertaining.

Dining Room

Measurements: 15'5" x 8'2" (4.70m x 2.50m)

This generously proportioned dining room, providing an excellent space for family meals, entertaining guests and hosting special occasions. This versatile room adds valuable living accommodation to the property while maintaining a clear distinction between the kitchen and dining areas.

With ample space for a large dining table and additional furnishings, this is a fantastic room for bringing family and friends together.

Downstairs WC

Conveniently positioned on the ground floor is a useful WC, providing an additional level of practicality for busy family living.

Stairs & Landing

The staircase rises to the first-floor landing, which provides access to the bedrooms and family bathroom. The landing also continues upwards to the loft-converted fourth bedroom.

The stairs and landing benefit from a handrail, with the property offering a well-planned flow between the different levels of accommodation.

Bedroom Two

Measurements: 11'2" x 9'10" (3.40m x 3.00m)

Positioned towards the rear of the first floor, Bedroom Two is a well-proportioned bedroom offering excellent flexibility for family members, guests or use as a home office.

The room benefits from its own en-suite shower room, making this an excellent option for those looking for additional privacy and convenience.

En-Suite

Bedroom Two benefits from its own private en-suite WC, fitted with a WC, shower and wash basin.

This is a particularly useful addition to the bedroom, providing private facilities and adding further practicality to the accommodation.

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Bedroom Three

Measurements: 9'11" x 9'10" (3.01m x 3.00m)

The Third bedroom is a well-proportioned room offering excellent flexibility for family members, guests or as a home office. The neutral presentation allows the room to be easily adapted to suit individual requirements.

Bedroom Four

Measurements: 11'2" x 9'10" (3.40m x 3.00m)

Bedroom Four provides a generous single bedroom, depending on the requirements of the new owners. The neutral décor offers a blank canvas for personalisation and furnishings.

Family Bathroom

The family bathroom provides a practical suite for the remaining bedrooms and includes a WC, wash basin and bath with shower facilities over.

Bedroom One / Loft Conversion

Measurements: 16'1" x 15'3" (4.90m x 4.66m)

A major feature of this home is the loft conversion, creating a valuable master bedroom and significantly increasing the property's versatility.

This additional room would make an excellent bedroom, home office, hobby room, teenage retreat or occasional guest accommodation, depending on the needs of the purchaser. The loft conversion provides an important extra level of living space that is not typically found within a property of this style.

En-Suite

Measurements: 6'5" x 5'9" (1.95m x 1.74m)

The modern en-suite has been finished with a contemporary design, featuring a WC, wash basin set within a modern vanity unit and a black heated towel rail.

The room is enhanced by stylish black accessories, recessed spotlights and a shower enclosure with a modern shower unit and overhead shower head.

External

To the front of the property is ample off-road parking, providing space for several vehicles and adding to the home's practicality.

To the rear is a private garden, designed for relatively low-maintenance outdoor living with areas of artificial grass and paving. The garden provides an excellent space for relaxing, entertaining and enjoying the warmer months, while offering a private outdoor area for the family.

Location

Situated within the WFI area of Wakefield, the property is ideally positioned for access to a wide range of local amenities and transport links.

The surrounding area offers a convenient selection of schools, supermarkets, restaurants and everyday facilities.

EPC Rating: B

Please contact us for further details of the full EPC

Tenure: Freehold

Annual service charge Approx £80 per annum (Paid half yearly)

Council Tax Band C

Property Type: Semi-detached

Construction type Brick built

Heating Type Gas central heating

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Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

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

Parking type: Off road.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

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.

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.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

DISCLAIMER:

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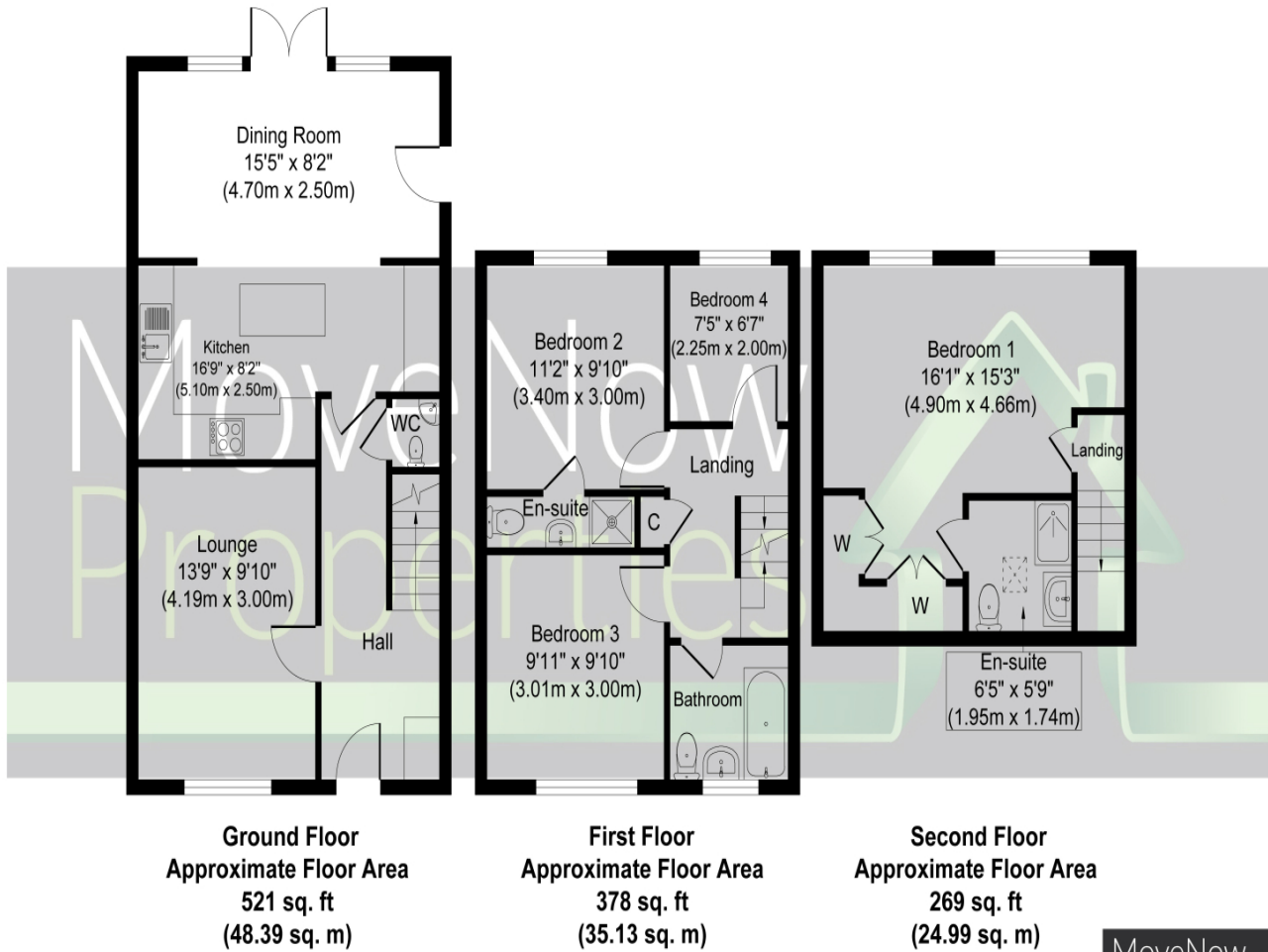
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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