

MoveNow Properties



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FOR SALE

Newlyn Drive, Wakefield,

WF2 7DX

4 Bedroom, Detached Home

£450,000



Movenowproperties are delighted to offer this wonderful opportunity to own a brand-new home that perfectly blends modern design with thoughtful details. Located in a desirable area, this property is a showcase of contemporary living, offering four double bedrooms, beautifully landscaped front and rear gardens, and energy-efficient features such as solar panels.

- **Brand-New Home:** Move into a pristine property designed with modern elegance.
- **Four Spacious Double Bedrooms:** Plenty of room for family, guests, or home office needs.
- **Detached Property:** Enjoy privacy and independence in your own space.
 - **Convenient Downstairs WC:** Perfect for guests and everyday ease.
- **Two Luxurious Bathrooms:** Including a stylish master ensuite with premium finishes.
- **Show-Stopping Kitchen/Dining Room:** A contemporary space with integrated appliances, ideal for entertaining and family dining.
- **Beautifully Landscaped Front & Rear Gardens:** Outdoor spaces designed for relaxation and curb appeal.
- **Detached Garage with Electric Door:** Secure, convenient, and includes ample parking.
 - **Eco-Friendly Solar Panels:** Energy-efficient living with reduced bills.
 - **Alarm System:** Added peace of mind for your family and home.

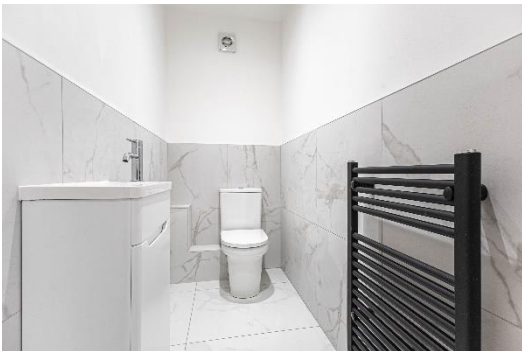
Entrance Hall:

Step through the composite entrance door into a warm and welcoming hallway, complete with stylish flooring, a radiator, and convenient under-stairs storage. Doors lead to a versatile office space, downstairs WC, kitchen, and living room, with stairs ascending to the first-floor landing.



Downstairs WC:

A sleek and modern WC with stylish, contemporary finishes.



Living Room:

Measurements: 18' 9" x 13' 3" (5.71m x 4.05m)

Relax in the spacious living room, featuring plush carpet flooring, a radiator, and a double-glazed window overlooking the front garden. The open plan seamlessly connects to the kitchen/dining area for an inviting flow.



Kitchen/Dining Room:

Measurements: 24' 8" x 14' 3" (7.53m x 4.34m)

This stunning space boasts a range of modern wall and base units with integrated appliances, including a fridge-freezer, washing machine, dishwasher, oven, microwave, induction hob, and extractor hood. The dining area offers patio doors opening to the enclosed rear garden and a seamless connection to the living room. It's the perfect setting for entertaining or family meals.



Office:

Measurements: 8' 2" x 6' 11" (2.48m x 2.11m)

A versatile home office located at the front of the property, complete with carpet flooring, a radiator, and a double-glazed window offering serene front garden views.



Stairs and Landing:

Enjoy an airy, modern staircase featuring carpet flooring, a glass-paneled handrail, and a frosted double-glazed window. The landing includes useful storage and access to the loft, bedrooms, and bathroom.

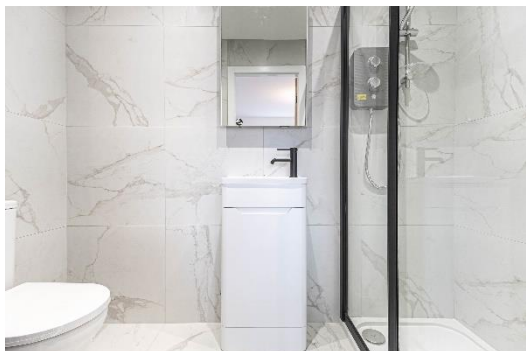


Bedroom 1:**Measurements: 10' 2" x 10' 2" (3.09m x 3.09m)**

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

**Ensuite:****Measurements: 7' 8" x 3' 10" (2.34m x 1.17m)**

Luxuriously arranged with a walk-in shower, modern vanity with washbasin, low-flush WC, and stylish black accessories. Features include floor-to-ceiling tiling, recessed spotlights, and a heated towel rail.

**Bedroom 2:****Measurements: 12' 10" x 12' 10" (3.92m x 3.91m)**

A bright double bedroom with carpet flooring, a radiator, and a double-glazed front-facing window.

**Bedroom 3:****Measurements: 12' 3" x 12' 0" (3.73m x 3.65m)**

Another spacious double bedroom with carpet flooring, a radiator, and a double-glazed window.

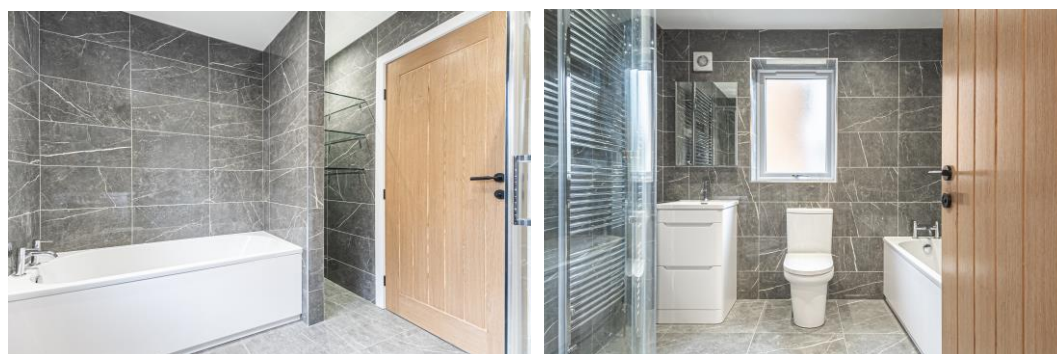


Bedroom 4:**Measurements: 11' 9" x 11' 5" (3.57m x 3.49m)**

A tranquil double bedroom with carpet flooring and a double-glazed rear-facing window.

**Family Bathroom:****Measurements: 8' 5" x 7' 8" (2.56m x 2.33m)**

A modern family bathroom featuring floor-to-ceiling tiling, a bath, low-flush WC, a vanity-set washbasin, a corner shower unit, recessed spotlights, and a chrome towel heater. The double-glazed window adds natural light.

**Garage & Parking:****Measurements: 18' 9" x 10' 5" (5.72m x 3.17m)**

The detached garage boasts an electric door, ample off-road parking, and even a car charger for your EV needs.

Outdoor Spaces:

The front and rear gardens are thoughtfully landscaped with raised areas, creating ideal spaces for entertaining or unwinding.

This home truly must be seen to be appreciated. Don't miss this extraordinary opportunity—move now and make it yours!"



Council Tax To be confirmed

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

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

Parking type: Drive & Garage

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.

Tenure

Freehold

EPC Rating: Waiting EPC – Predicted EPC rating – B87

Please contact us for further details of the full EPC

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:

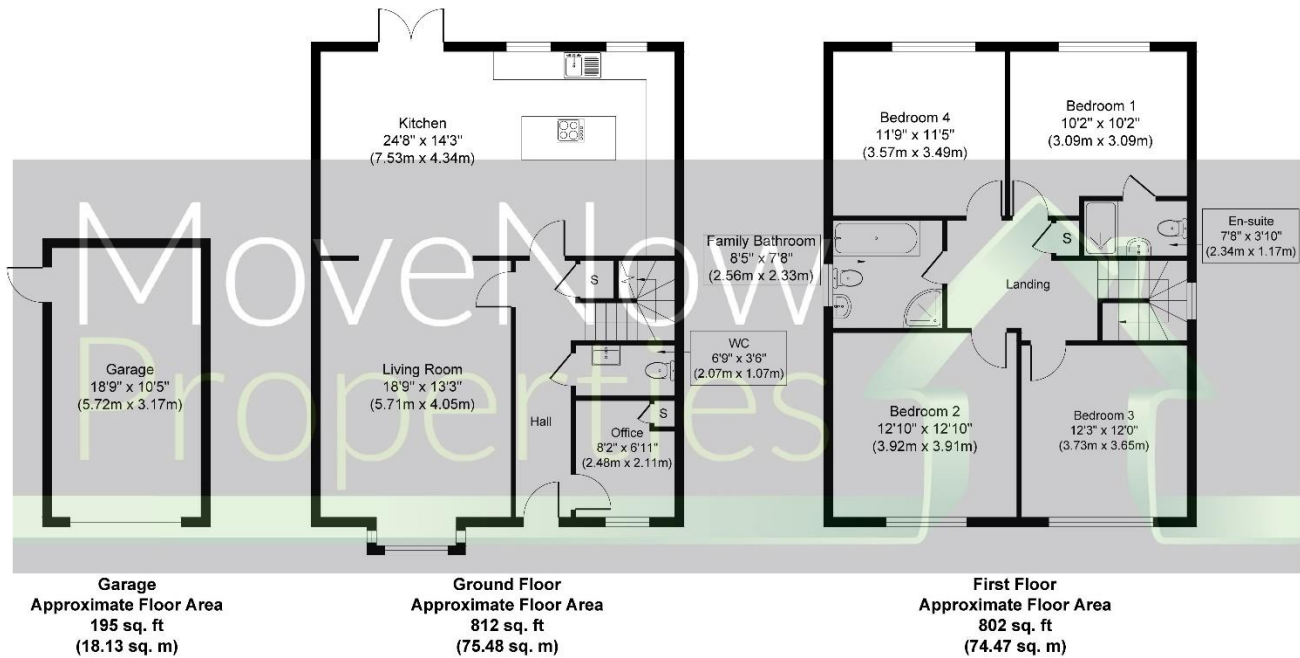
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Floor plans

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.



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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