



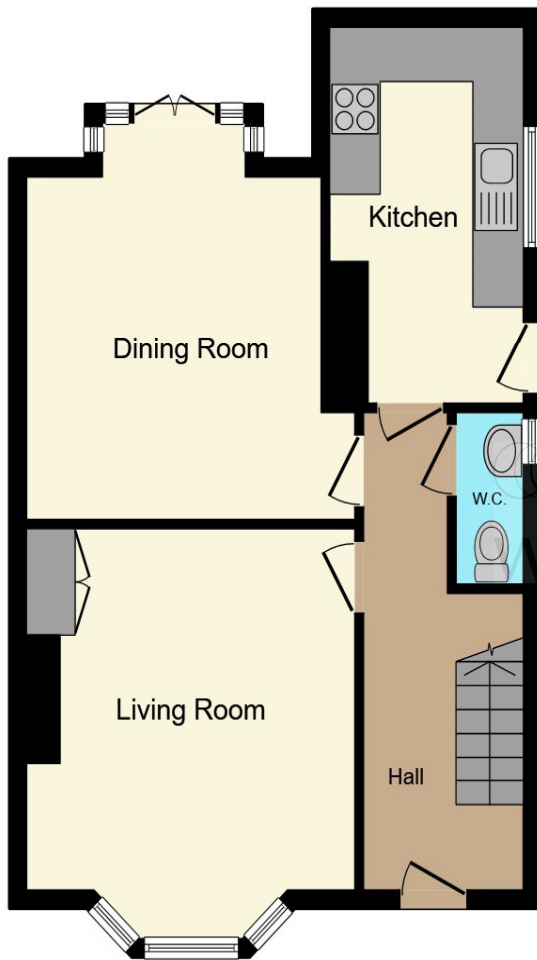
Bradford Road, Wakefield WF1 2AN

welcome to

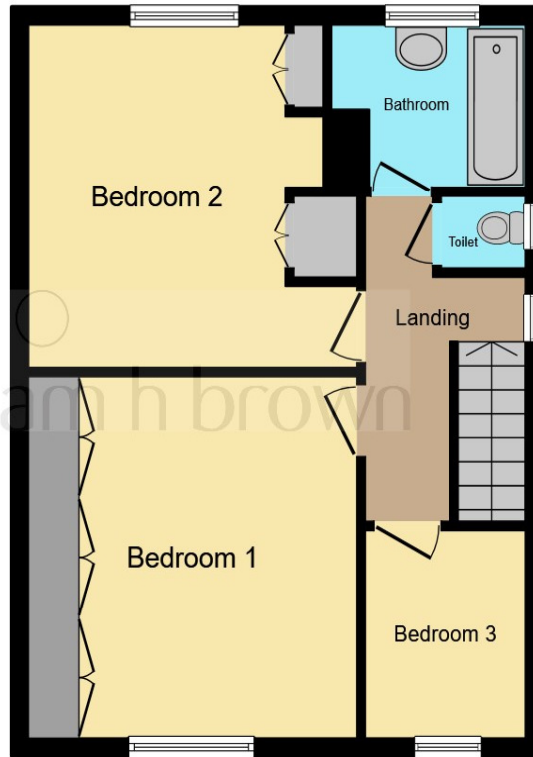
Bradford Road, Wakefield

Offers in the Excess of £285,000 A well-presented bright and inviting three bedrooms semi-detached home, which has been lovingly presented by the current vendors. A wonderful 1930s family home! This property is attractively priced and deserves an internal viewing to fully appreciate what is on offer.

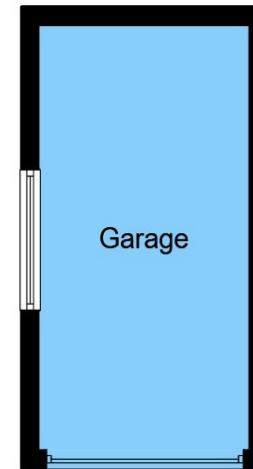




Ground Floor



First Floor



Garage

Entrance Hallway

16' 3" max x 6' 2" max (4.95m max x 1.88m max)

Lounge

15' 7" max x 12' 6" max (4.75m max x 3.81m max)

Dining Room

14' 9" max x 11' 4" max (4.50m max x 3.45m max)

Kitchen

14' max x 7' 3" max (4.27m max x 2.21m max)

First Floor

Bedroom 1

12' 5" max x 13' 1" max (3.78m max x 3.99m max)

Bedroom 2

12' 5" max x 12' 5" max (3.78m max x 3.78m max)

Bedroom 3

7' 7" max x 6' 2" max (2.31m max x 1.88m max)

Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Bradford Road, Wakefield

- Offers in the Excess of £285,000
- Three-bedroom period semi-detached
- Off road parking
- Two reception rooms
- Prime location

Tenure: Freehold EPC Rating: D

offers in excess of

£285,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK124701



Property Ref:
WAK124701 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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