



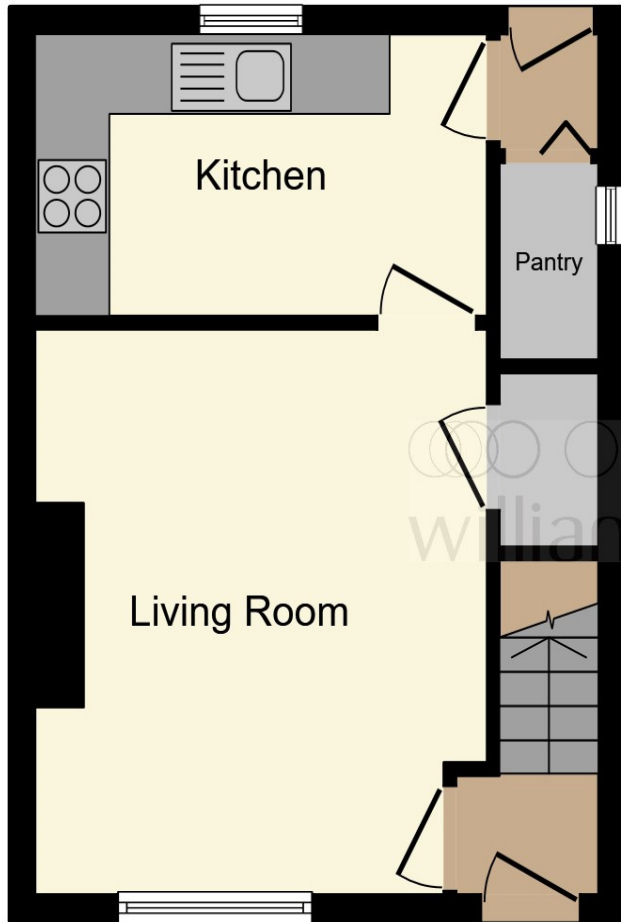
Flanshaw Grove, Wakefield WF2 9LH

welcome to

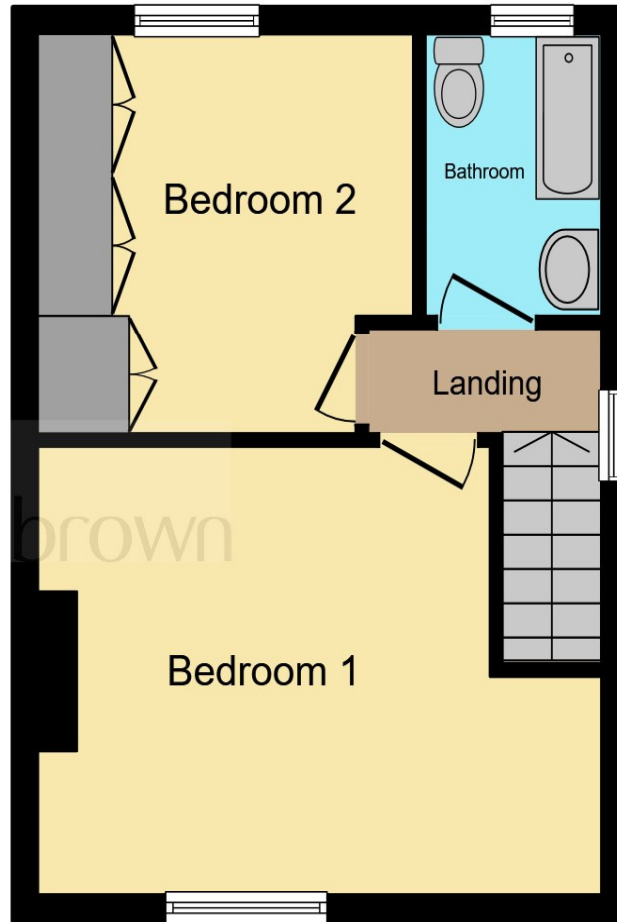
Flanshaw Grove, Wakefield

A stylishly presented two bedroom spacious semi with stunning south facing garden to the rear. Huge potential to extend the property further subject planning permission ideal first time buyer home.





Ground Floor



First Floor

Entrance Hallway

Lounge

14' 4" max x 12' max (4.37m max x 3.66m max)

Kitchen

12' 3" max x 7' 9" max (3.73m max x 2.36m max)

First Floor

Bedroom 1

15' 3" max x 11' 1" max (4.65m max x 3.38m max)

Bedroom 2

10' 8" max x 12' 8" max (3.25m max x 3.86m max)

Bathroom

Exterior

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Flanshaw Grove, Wakefield

- A two bedroom stylishly presented semi detached
- Parking
- Two double bedrooms
- Fantastic size garden plot
- Attractively priced

Tenure: Freehold EPC Rating: D

offers in the region of

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK124750



Property Ref:
WAK124750 - 0005

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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