



**Briar Grove, Wakefield WF1 5LT**

**welcome to**

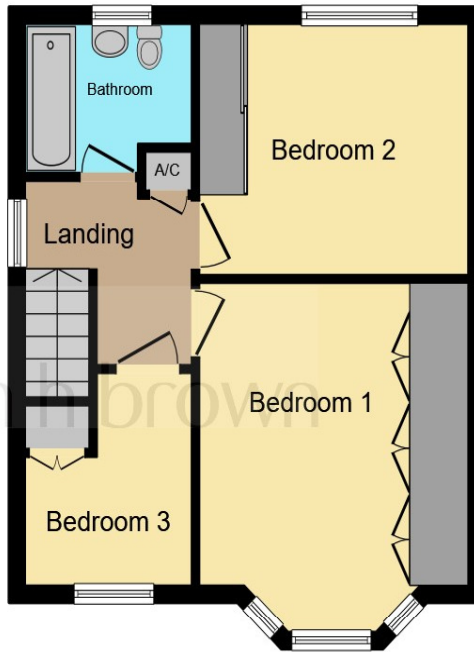
**Briar Grove, Wakefield**

A three bedroom semi detached home located on a secluded and sought after cul-de-sac area in Wakefield. The property benefits from an excellent size gardens to the rear. The property also benefits from extra living space in the conservatory!

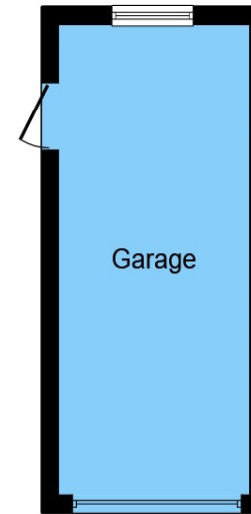




**Ground Floor**



**First Floor**



**Garage**

**Entrance Hallway**

**Kitchen**

9' 8" max x 9' 8" max ( 2.95m max x 2.95m max )

**Living Room**

24' 1" max x 10' 9" max ( 7.34m max x 3.28m max )

**Conservatory**

10' 3" max x 4' 1" max ( 3.12m max x 1.24m max )

**First Floor Landing**

**Bedroom**

14' 5" max x 11' 4" max ( 4.39m max x 3.45m max )

**Bedroom**

11' 8" max x 8' 7" max ( 3.56m max x 2.62m max )

**Bedroom**

8' 3" max x 6' 7" max ( 2.51m max x 2.01m max )

**Bathroom**

**Exterior**

**Greenhouse**

**Garage**

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](http://www.focalagent.com)

welcome to

## Briar Grove, Wakefield

- An attractive, three bedroom mature semi detached home
- Excellent sized garden
- In need of modernisation and upgrade
- Close to Sandal and Agbrigg train station
- Cul-de-sac area in Wakefield

Tenure: Freehold EPC Rating: E

offers in excess of

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAK124623 - 0013

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