



Briar Grove, Wakefield WF1 5LT

welcome to

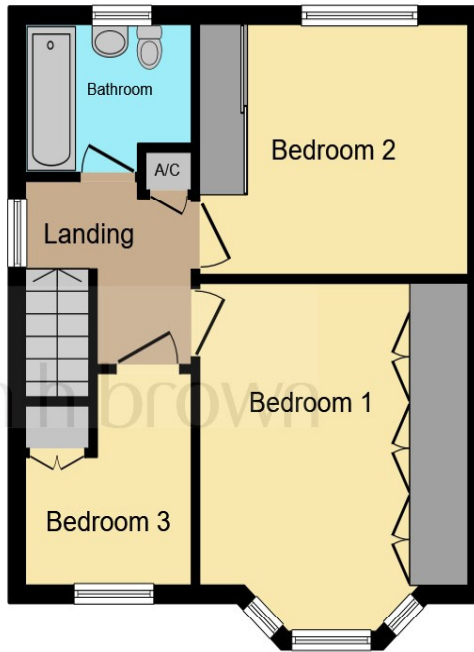
Briar Grove, Wakefield

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!

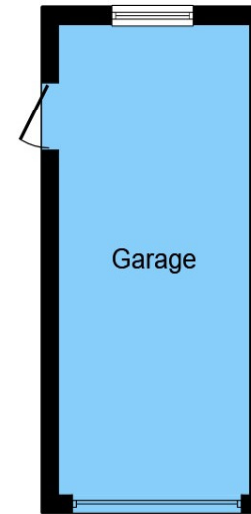




Ground Floor



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

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

view this property online williamhbrown.co.uk/Property/WAK124623



Property Ref:
WAK124623 - 0014

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01924 381381



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,
WF1 2ED



williamhbrown.co.uk