



Pinfold Grove, Wakefield WF2 7LW

welcome to

Pinfold Grove, Wakefield

We welcome to the market this well presented two-bedroom first floor apartment in a highly regarded area of Wakefield.

The property is positioned just off from Castle Road, providing a good selection of rural walks available locally! Train station and bus routes nearby so great for commuting.





Entrance Hallway

Living Room

15' 3" max x 11' 9" max (4.65m max x 3.58m max)

Kitchen

9' 5" max x 10' 11" max (2.87m max x 3.33m max)

Bedroom 1

12' 9" max x 11' 6" max (3.89m max x 3.51m max)

Bedroom 2

6' 5" max x 9' 9" max (1.96m max x 2.97m 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

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Pinfold Grove, Wakefield

- Two Double Bedrooms
- No Chain
- Sought After Location
- First Floor
- Rural Walking Trails

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Mar 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£105,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125147



Property Ref:
WAK125147 - 0004

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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