



Belle Vue Road, WAKEFIELD WF1 5NF

welcome to

Belle Vue Road, WAKEFIELD

A Fantastic opportunity for someone to acquire a three-bedroom semi-detached located in a most convenient part of Wakefield, close to schools, train stations and shops.

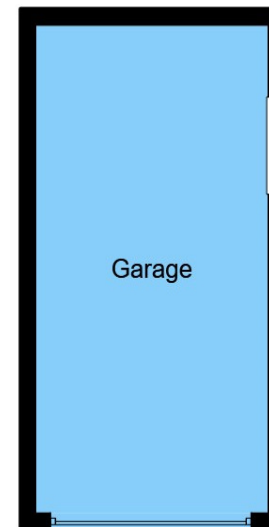




Ground Floor



First Floor



Garage

Entrance Hallway

15' 8" max x 6' 3" max (4.78m max x 1.91m max)

Kitchen

8' 11" max x 8' 6" max (2.72m max x 2.59m max)

Dining Room

12' 6" max x 12' 1" max (3.81m max x 3.68m max)

Living Room

14' 2" max x 12' 8" max (4.32m max x 3.86m max)

Conservatory

9' 3" max x 15' 2" max (2.82m max x 4.62m max)

Bedroom One

10' 8" max x 12' max (3.25m max x 3.66m max)

Bedroom Two

12' 2" max x 11' 11" max (3.71m max x 3.63m max)

Bedroom Three

9' 4" max x 7' 1" max (2.84m max x 2.16m max)

Garage

19' 9" max x 8' 9" max (6.02m max x 2.67m max)

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

Belle Vue Road, WAKEFIELD

- Three-bedroom semi-detached
- Upvc and gch
- Two reception rooms
- Conservatory
- Garage

Tenure: Freehold EPC Rating: D

offers in the region of

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125411



Property Ref:
WAK125411 - 0003

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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