



**Belle Vue Road, WAKEFIELD WF1 5NF**

**welcome to**

**Belle Vue Road, WAKEFIELD**

Offers in Excess of £210,000. 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! NO UPPER CHAIN!

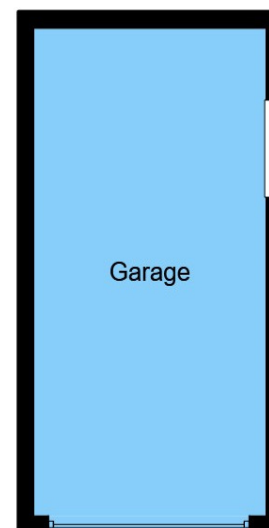




**Ground Floor**



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

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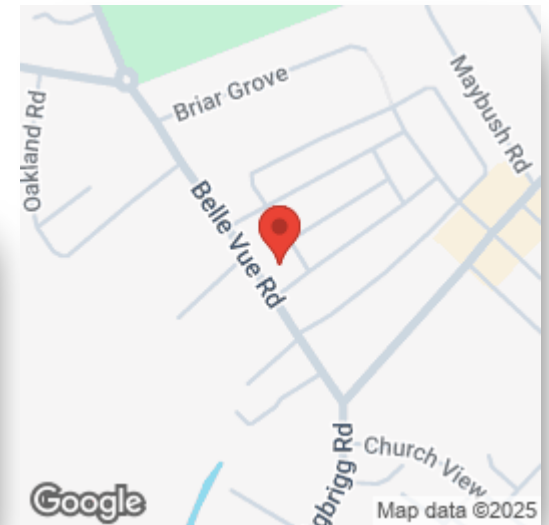
## **Belle Vue Road, WAKEFIELD**

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

Tenure: Freehold EPC Rating: D

offers in excess of

**£210,000**



**view this property online** [williamhbrown.co.uk/Property/WAK125411](https://www.williamhbrown.co.uk/Property/WAK125411)



Property Ref:  
WAK125411 - 0009

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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.



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Please note the marker reflects the  
postcode not the actual property