



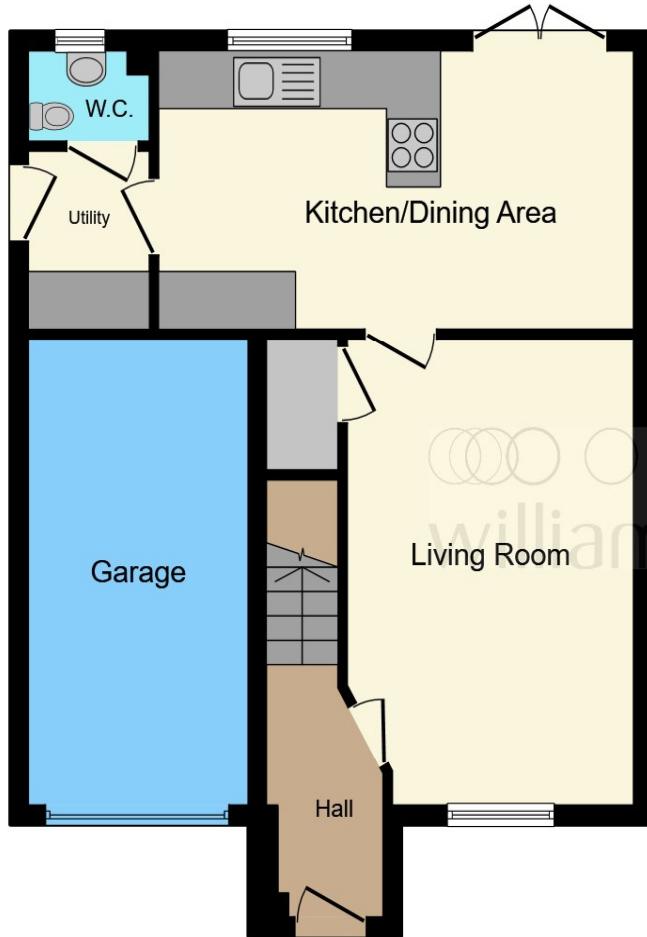
Prince Albert Road, WAKEFIELD WF1 2FP

welcome to

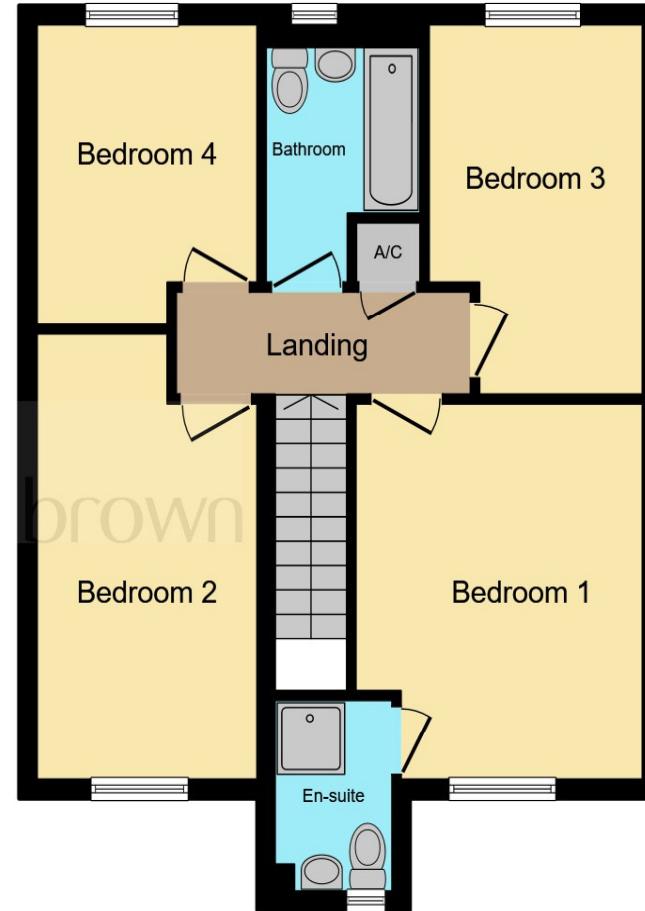
Prince Albert Road, WAKEFIELD

Offers in the region of £325,000. We welcome to the market this four bedroom detached home in a sought after location of Wakefield! If you are looking for a property like this, please contact us today and show your interest so we can arrange a viewing for you!





Ground Floor



First Floor

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

Entrance

Living Room

10' 8" max x 16' 4" max (3.25m max x 4.98m max)

Kitchen/ Dining Room

17' 5" max x 9' 6" max (5.31m max x 2.90m max)

Utility

5' 2" max x 6' 1" max (1.57m max x 1.85m max)

Downstairs W.C

First Floor Landing

Bedroom 1

15' 4" max x 10' 7" max (4.67m max x 3.23m max)

En Suite

Bedroom 2

9' 5" max x 15' 6" max (2.87m max x 4.72m max)

Bedroom 3

12' 7" max x 8' 1" max (3.84m max x 2.46m max)

Bedroom 4

10' 4" max x 8' 1" max (3.15m max x 2.46m max)

Bathroom

Exterior

welcome to

Prince Albert Road, WAKEFIELD

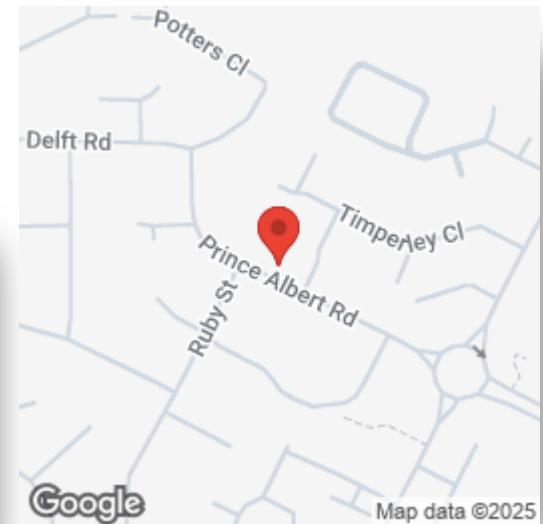
- Detached
- Four Double Bedrooms
- En-Suite to Primary Bedroom
- Open Plan Kitchen Diner
- Utility Room

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in the region of

£325,000



view this property online williamhbrown.co.uk/Property/WAK125920

Please note the marker reflects the postcode not the actual property



Property Ref:
WAK125920 - 0011

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.

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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