



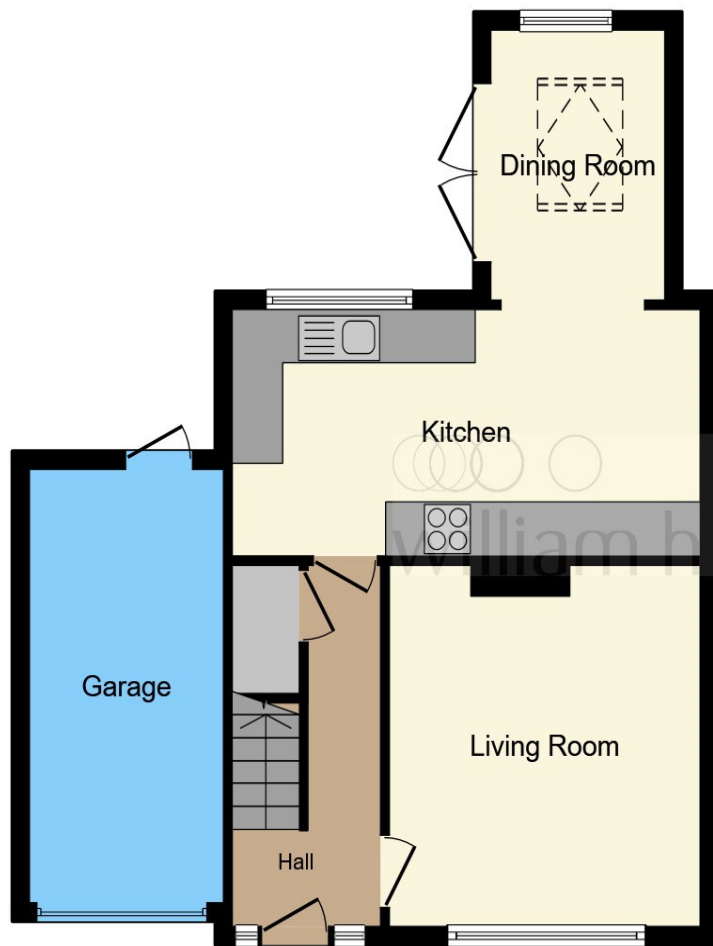
St. Johns Mount, Wakefield WF1 2RR

welcome to

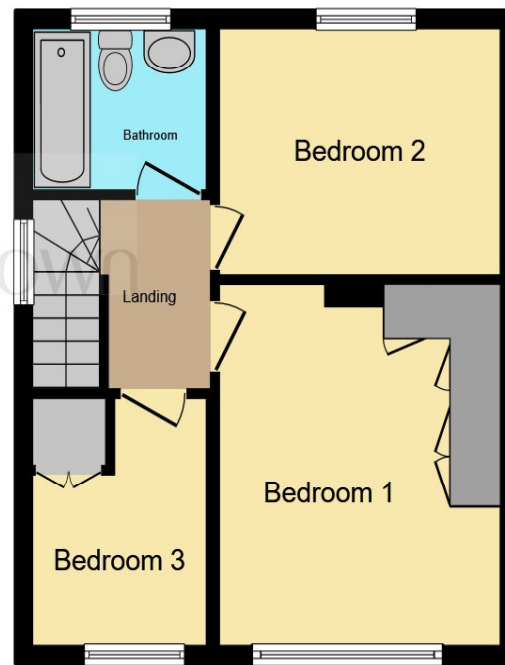
St. Johns Mount, Wakefield

This bright and spacious modern Three-bedroom Semi-detached home is located in the very HEART of St Johns in central Wakefield. Beautifully Presented throughout and offers a fantastic family home. Excellent Location for amenities!





Ground Floor



First Floor

Entrance Hallway

13' 6" max x 6' 7" max (4.11m max x 2.01m max)

Kitchen/ Dining Room

20' max x 18' 2" max (6.10m max x 5.54m max)

Living Room

13' 1" max x 12' 5" max (3.99m max x 3.78m max)

First Floor Landing

Bedroom 1

12' 11" max x 11' 3" max (3.94m max x 3.43m max)

Bedroom 2

11' 1" max x 8' 6" max (3.38m max x 2.59m max)

Bedroom 3

9' max x 7' 3" max (2.74m max x 2.21m max)

Bathroom

Garage

17' 2" max x 7' max (5.23m max x 2.13m 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

St. Johns Mount, Wakefield

- Three Bedroom Modern Semi-Detached
- UPVS AND GCH
- Dining Kitchen
- Loft Space
- Garage & Driveway

Tenure: Freehold EPC Rating: D

guide price

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK126052



Property Ref:
WAK126052 - 0006

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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