



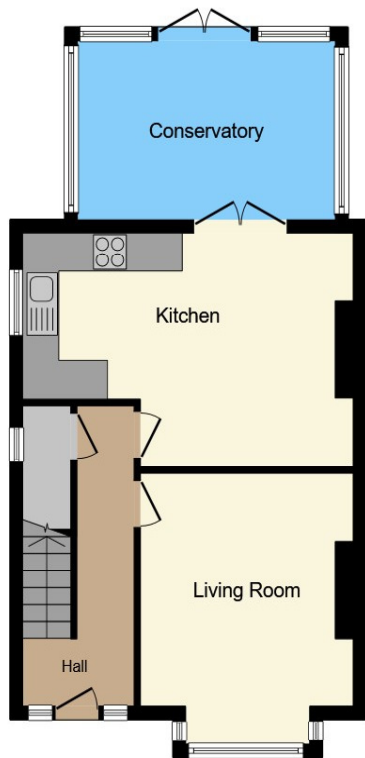
Horbury Road, Wakefield WF2 8BQ

welcome to

Horbury Road, Wakefield

Guide Price £300,000-£310,000. An immaculate and stylishly presented Period semi-detached, currently three bedrooms but has huge potential to extend or class the Loft Room as a Fourth Bedroom (STPP)

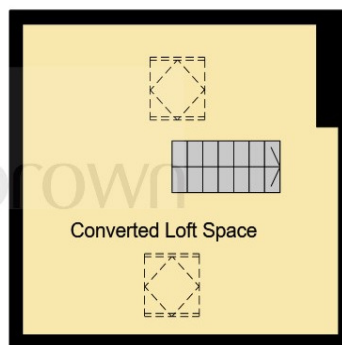




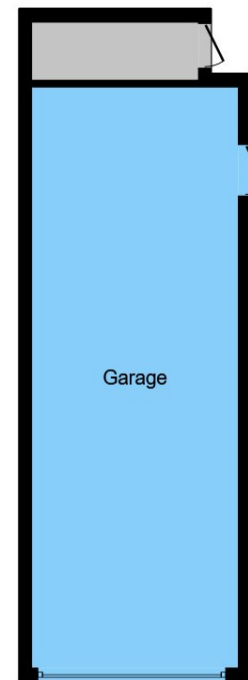
Ground Floor



First Floor



Second Floor



Garage

Hallway

15' 7" max x 5' 11" max (4.75m max x 1.80m max)

Dining Kitchen

18' 6" max x 12' 2" max (5.64m max x 3.71m max)

Living Room

14' 8" max x 12' 8" max (4.47m max x 3.86m max)

Conservatory

14' 3" max x 9' 8" max (4.34m max x 2.95m max)

Bedroom One

12' 3" max x 12' 1" max (3.73m max x 3.68m max)

Bedroom Two

12' 6" max x 10' 6" max (3.81m max x 3.20m max)

Bedroom Three

8' 1" max x 5' 11" max (2.46m max x 1.80m max)

Loft Room

13' 9" max x 16' 1" max (4.19m max x 4.90m max)

Garage

30' 2" max x 11' 10" max (9.19m max x 3.61m 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

Horbury Road, Wakefield

- Three bedroom period semi-detached
- UPVC AND GCH
- Loft Room
- Dining Kitchen
- Conservatory

Tenure: Freehold EPC Rating: E

guide price

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125332



Property Ref:
WAK125332 - 0006

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