



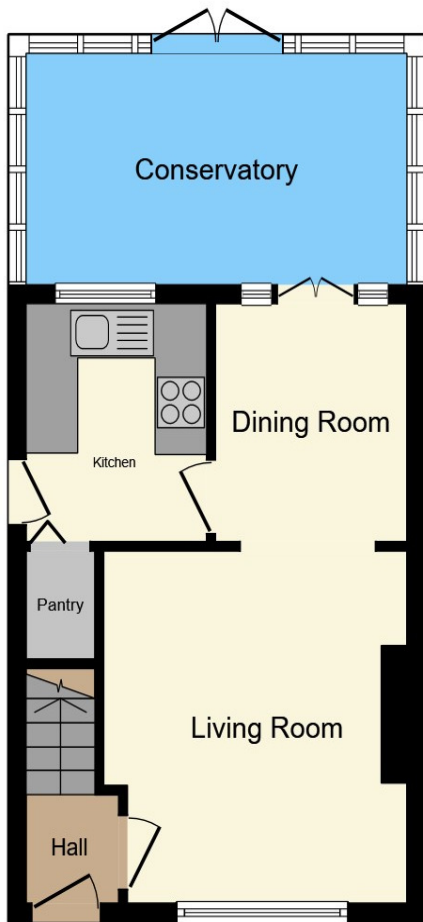
Philips Grove, Lofthouse Wakefield WF3 3LZ

welcome to

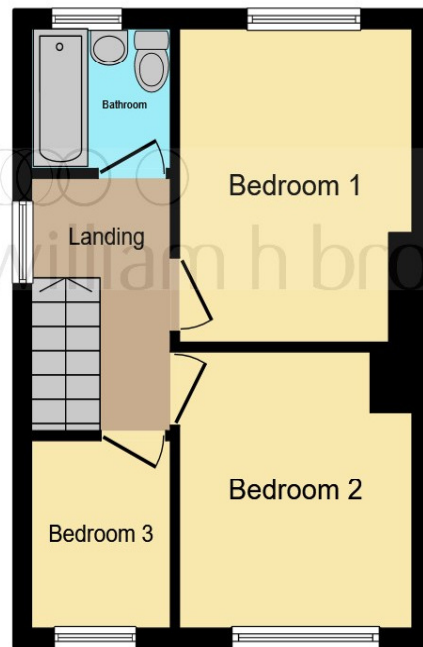
Philips Grove, Lofthouse Wakefield

Guide price £230,000-£240,000. An Extended three bedroom end terrace property situated in the highly popular location of Lofthouse not to be missed! This home is bright, airy and spacious throughout and situated on a very generous plot.

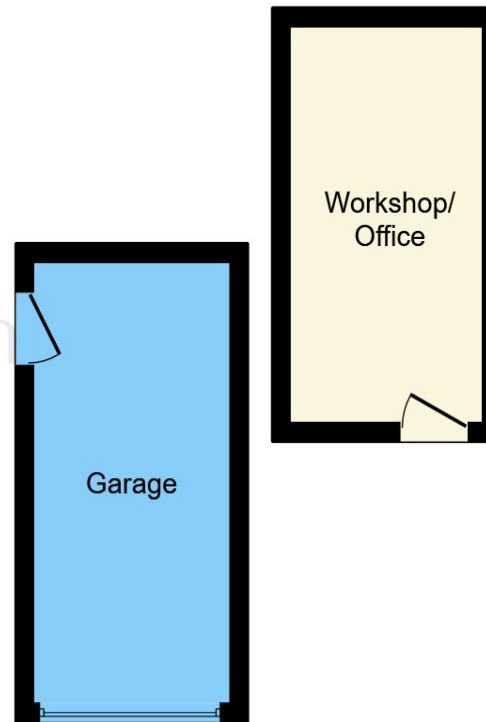




Ground Floor



First Floor



Outbuilding

Entrance

Living Room

12' 6" max x 12' 5" max (3.81m max x 3.78m max)

Dining Room

9' 1" max x 7' 2" max (2.77m max x 2.18m max)

Kitchen

7' 6" max x 9' 2" max (2.29m max x 2.79m max)

Conservatory

16' 3" max x 9' max (4.95m max x 2.74m max)

First Floor Landing

Bedroom 1

9' 1" max x 10' 8" max (2.77m max x 3.25m max)

Bedroom 2

9' 4" max x 10' max (2.84m max x 3.05m max)

Bedroom 3

5' 1" max x 7' 5" max (1.55m max x 2.26m max)

Bathroom

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

Philips Grove, Lofthouse Wakefield

- Guide price £230,000-£240,000
- Extended three bedroom end terrace
- Driveway and garage
- Good sized garden
- Location

Tenure: Freehold EPC Rating: C

guide price

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK126187



Property Ref:
WAK126187 - 0002

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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