



**Clement Street, WAKEFIELD WF2 9BA**

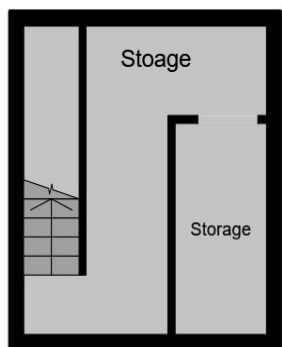


**welcome to**

**Clement Street, WAKEFIELD**

Guide price £140,000-£150,000. An extremely spacious two bedroom double fronted end terrace property situated in a highly popular and convenient location of Wakefield not to be missed!

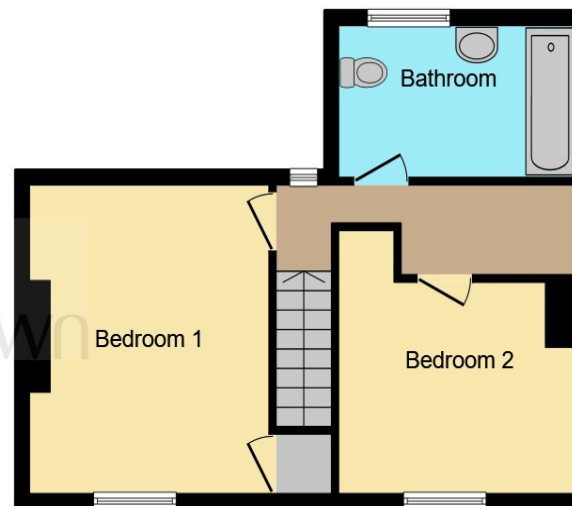




**Basement**



**Ground Floor**



**First Floor**

### **Living Room**

11' 9" max x 13' 2" max ( 3.58m max x 4.01m max )

### **Dining Room**

13' 6" max x 12' 3" max ( 4.11m max x 3.73m max )

### **Kitchen**

7' 6" max x 11' 9" max ( 2.29m max x 3.58m max )

### **Bedroom One**

13' 1" max x 11' 2" max ( 3.99m max x 3.40m max )

### **Bedroom Two**

12' 5" max x 10' 5" max ( 3.78m max x 3.17m 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](http://www.focalagent.com)

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## **Clement Street, WAKEFIELD**

- Two bedroom double fronted end terrace
- Two reception rooms
- Enclosed rear garden
- Convenient location
- Ideal first time buyer

Tenure: Freehold EPC Rating: C

guide price

**£140,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126469](http://williamhbrown.co.uk/Property/WAK126469)



Property Ref:  
WAK126469 - 0004

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