



**Eastmoor Road, Wakefield WF1 3RY**



**welcome to**

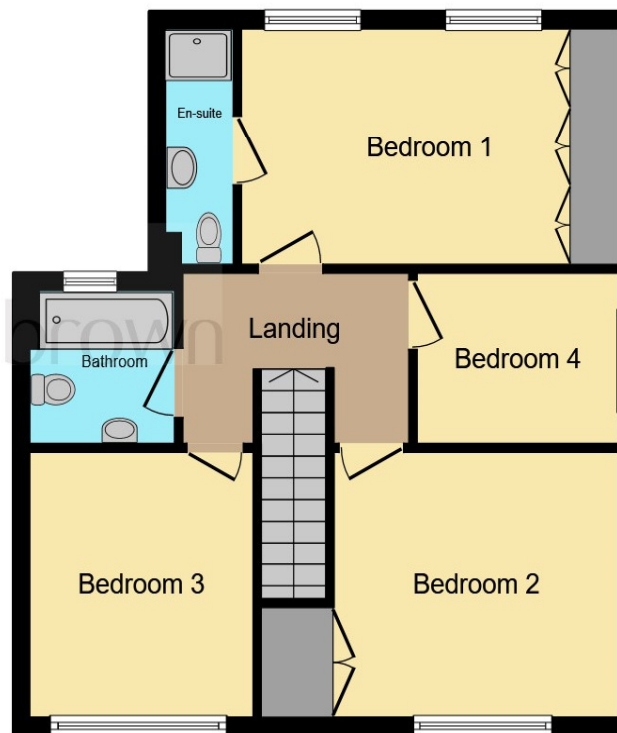
**Eastmoor Road, Wakefield**

A unique with a retro vibe at first glance. A fabulous spacious four bedroom family home. Fantastic location for schools, hospital workers, town centre amenities and professional who commute. Viewing by appointment to fully appreciate this lovely family home!





**Ground Floor**



**First Floor**

### **Kitchen**

17' 5" max x 8' max ( 5.31m max x 2.44m max )

### **Utility Room**

10' 3" max x 5' 3" max ( 3.12m max x 1.60m max )

### **Dining Room**

16' 9" max x 10' 2" max ( 5.11m max x 3.10m max )

### **Living Room**

16' 4" max x 11' 3" max ( 4.98m max x 3.43m max )

### **Snug/Office**

24' 7" max x 5' 6" max ( 7.49m max x 1.68m max )

### **Bedroom One**

8' 9" max x 15' 2" max ( 2.67m max x 4.62m max )

### **En-Suite**

### **Bedroom Two**

14' 2" max x 8' 6" max ( 4.32m max x 2.59m max )

### **Bedroom Three**

9' 7" max x 9' 1" max ( 2.92m max x 2.77m max )

### **Bedroom Four**

8' 1" max x 6' 4" max ( 2.46m max x 1.93m 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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## **Eastmoor Road, Wakefield**

- Four bedroom linked end Townhouse
- Generous off-road Parking
- Open Plan style Kitchen dining FAMILY SPACE
- Snug/Office
- INDIVIDUAL and UNIQUE HOME

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in the region of

**£375,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126592](https://williamhbrown.co.uk/Property/WAK126592)



Property Ref:  
WAK126592 - 0010

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