



**Airedale Heights, Wakefield WF2 8YG**

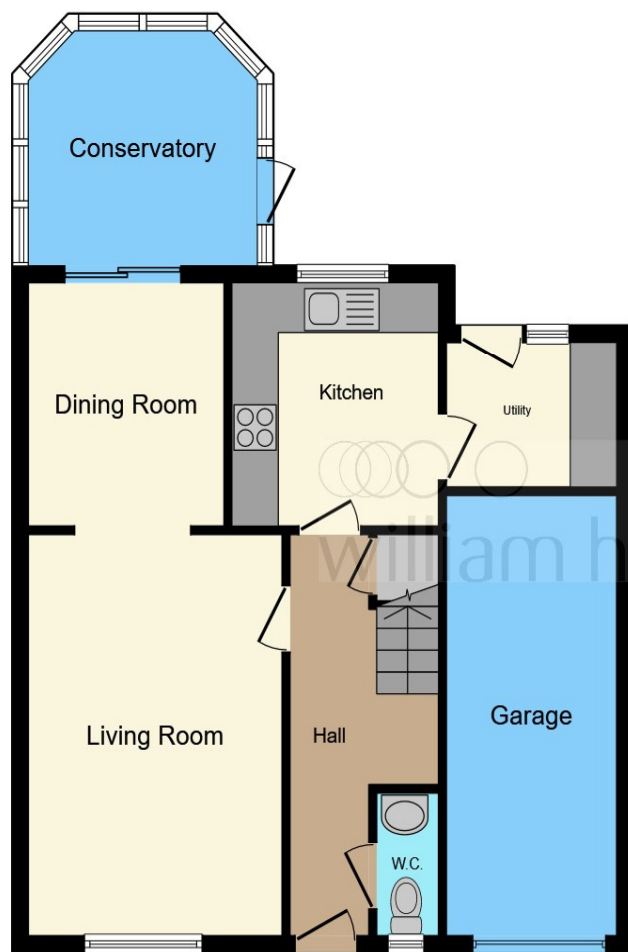


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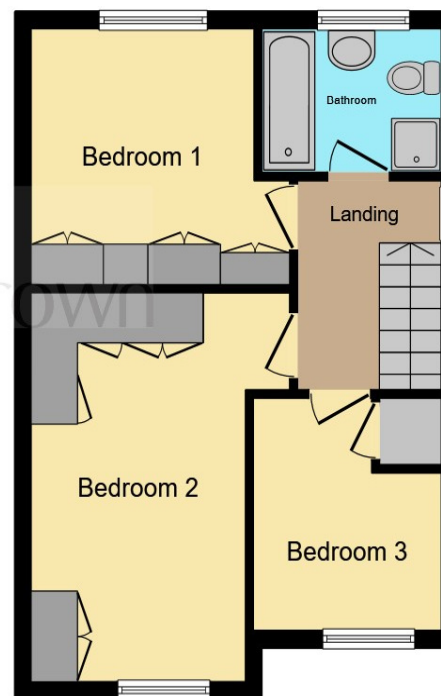
**Airedale Heights, Wakefield**

Welcome to the market this three bed detached property in the sought after area of Snapethorpe Gate! This property is in need of a cosmetic lift internally.





**Ground Floor**



**First Floor**

### **Living Room**

10' 6" max x 15' 8" max ( 3.20m max x 4.78m max )

### **Dining Room**

9' 7" max x 8' 2" max ( 2.92m max x 2.49m max )

### **Kitchen**

9' 5" max x 5' 8" max ( 2.87m max x 1.73m max )

### **Conservatory**

### **Utility Room**

6' 5" max x 7' 2" max ( 1.96m max x 2.18m max )

### **W.C.**

### **Bedroom One**

11' 9" max x 15' 4" max ( 3.58m max x 4.67m max )

### **Bedroom Two**

10' 9" max x 10' 3" max ( 3.28m max x 3.12m max )

### **Bedroom Three**

8' 3" max x 9' 2" max ( 2.51m max x 2.79m max )

### **Bathroom**

### **Garage**

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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## **Airedale Heights, Wakefield**

- Three bed detached
- Guide price- £240,000-£250,000
- No upper chain
- Off street parking and garage
- Rear garden space

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

# £240,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126673](http://williamhbrown.co.uk/Property/WAK126673)



Property Ref:  
WAK126673 - 0004

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**william h brown**



**01924 381381**



[Wakefield@williamhbrown.co.uk](mailto:Wakefield@williamhbrown.co.uk)



2 Wood Street, WAKEFIELD, West Yorkshire,  
WF1 2ED



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**