



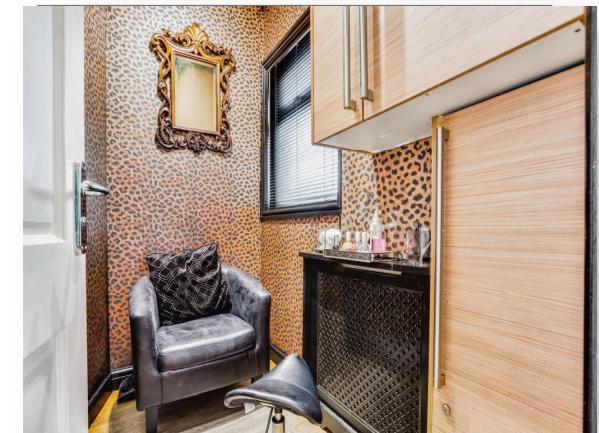
**Leeds Road, Wakefield WF1 2JA**

 william  
h brown

**welcome to**

**Leeds Road, Wakefield**

REDUCED GUIDE PRICE £185,000 \*\*\*FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA \*\*\*29TH JULY 2025\*\*\*9.30 am START\*\*\*CONTACT THE AUCTIONEERS TO REGISTER NOW\*\*\*





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)

## **Kitchen**

13' 9" max x 9' 8" max ( 4.19m max x 2.95m max )

## **Living Room**

11' 5" max x 11' 2" max ( 3.48m max x 3.40m max )

## **Bedroom One**

15' 1" max x 12' 1" max ( 4.60m max x 3.68m max )

## **Bedroom Two**

8' 2" max x 9' 3" max ( 2.49m max x 2.82m max )

## **Bathroom**

## **Nail Salon**

16' 1" max x 7' 5" max ( 4.90m max x 2.26m max )

## **Beauty Room One**

9' 9" max x 4' 11" max ( 2.97m max x 1.50m max )

## **Beauty Room Two**

9' 9" max x 7' 6" max ( 2.97m max x 2.29m max )

## **Beauty Room Three**

6' 11" max x 4' 1" max ( 2.11m max x 1.24m max )

## **Hairdressing Room**

16' 1" max x 7' 3" max ( 4.90m max x 2.21m max )

## **Details**

welcome to

## Leeds Road, Wakefield

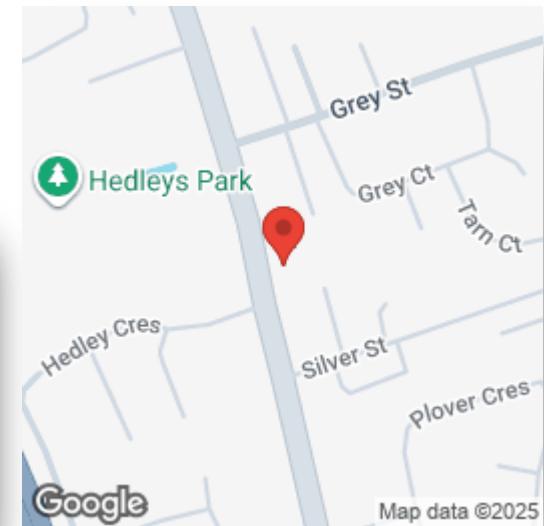
- House and duplex Apartment
- Huge potential for a BUSINESS
- Development opportunity
- Gardens
- Off Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£185,000**



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Property Ref:  
WAK126825 - 0009

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