



College Grove Close, WAKEFIELD WF1 3RJ

welcome to

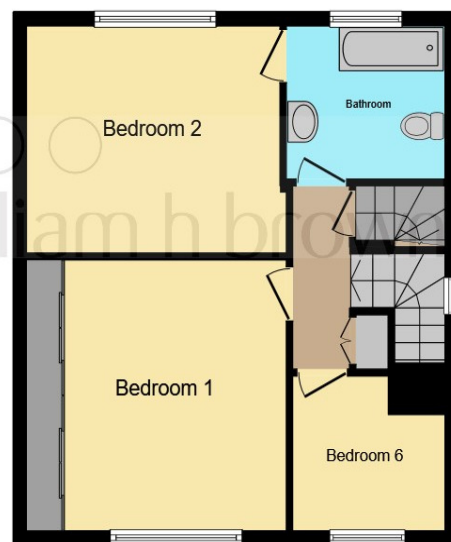
College Grove Close, WAKEFIELD

A six-bedroom mature semi set away from the roadside with a huge garden plot. Viewing advised. In an excellent position for access to Wakefield city centre and all the amenities on offer!

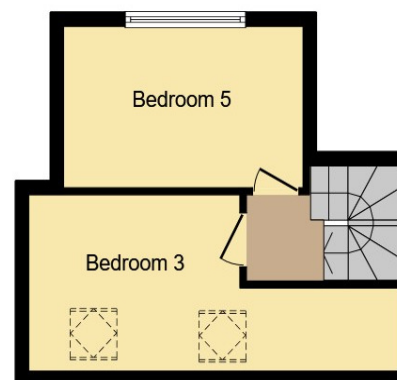




Ground Floor



First Floor



Second Floor

Entrance Hallway

20' 4" max x 7' 5" max (6.20m max x 2.26m max)

Kitchen

11' max x 8' 9" max (3.35m max x 2.67m max)

Dining Room

12' 9" max x 11' 1" max (3.89m max x 3.38m max)

Living Room

13' 3" max x 13' 2" max (4.04m max x 4.01m max)

Bedroom 1

14' 1" max x 13' 2" max (4.29m max x 4.01m max)

Bedroom 2

13' 8" max x 11' 1" max (4.17m max x 3.38m max)

Bedroom 3

19' 1" max x 7' 9" max (5.82m max x 2.36m max)

Bedroom 4

12' 7" max x 7' 9" max (3.84m max x 2.36m max)

Bedroom 5

11' 8" max x 11' 3" max (3.56m max x 3.43m max)

Bedroom 6

17' 7" max x 7' 3" max (5.36m max x 2.21m max)

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

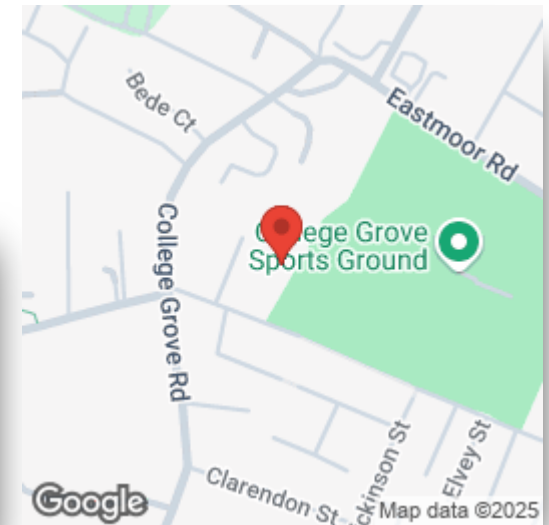
welcome to

College Grove Close, WAKEFIELD

- Six-bedroom semi-detached
- Shower room and bathroom
- Two reception rooms
- Hallway
- UPVC AND GCH

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

£370,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK121072



Property Ref:
WAK121072 - 0007

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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