



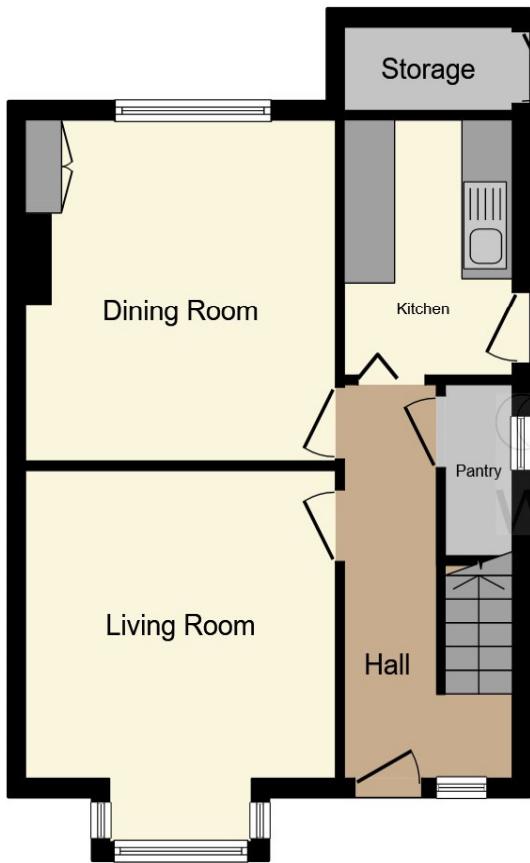
Oakleigh Avenue, Wakefield WF2 9DF

welcome to

Oakleigh Avenue, Wakefield

Guide Price £280,000-£290,000. A charming three-bedroom detached home boasting driveway with a garage, landscaped manageable gardens to the front and rear, all conveniently located close to Wakefield City Centre. Local shops, schools and transport links. Early viewings are highly recommended!

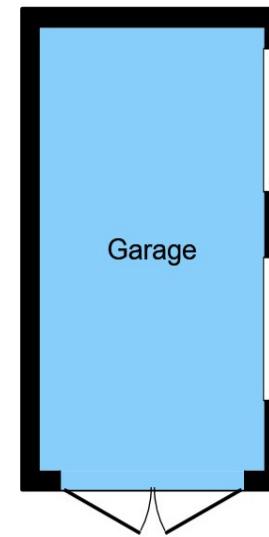




Ground Floor



First Floor



Garage

Lounge

14' max x 12' 4" max (4.27m max x 3.76m max)

Dining Room

12' 4" max x 12' max (3.76m max x 3.66m max)

Kitchen

9' 3" max x 6' 2" max (2.82m max x 1.88m max)

Bedroom One

12' 1" max x 11' 3" max (3.68m max x 3.43m max)

Bedroom Two

12' max x 12' 6" max (3.66m max x 3.81m max)

Bedroom Three

7' 1" max x 6' 2" max (2.16m max x 1.88m max)

Bathroom

7' 9" max x 6' 2" max (2.36m max x 1.88m max)

Outbuildings

16' 10" max x 9' 3" max (5.13m max x 2.82m 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

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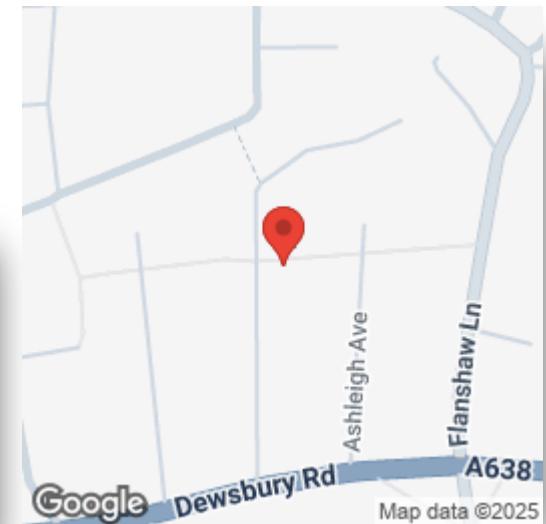
- 1930's Home
- Tree Lined Avenue
- No upper chain
- Huge potential to extend
- Three Bedrooms

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£280,000



view this property online williamhbrown.co.uk/Property/WAK126389

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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