



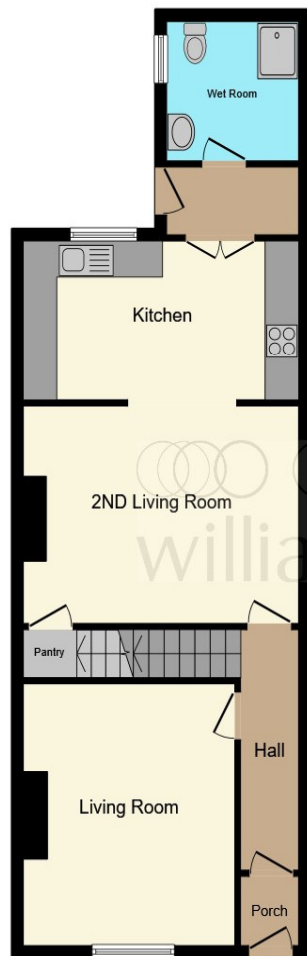
Woodcock Street, Wakefield WF1 5LG

welcome to

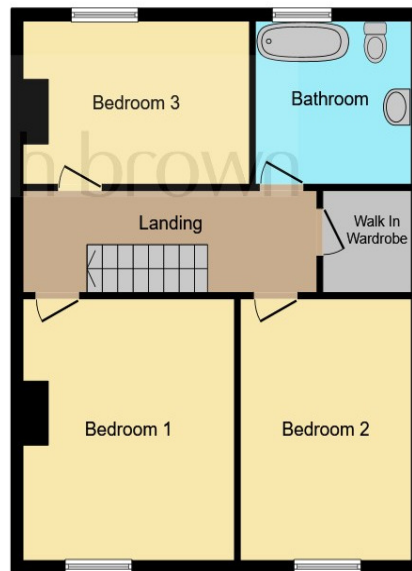
Woodcock Street, Wakefield

Guide Price £200,000-£210,000. A fantastic opportunity for the buyer to put one's own mark on. Ideal project for the family or Investor. Fantastic room sizes.





Ground Floor



First Floor

Entrance Hallway

13' 8" max x 6' 5" max (4.17m max x 1.96m max)

Living Room

14' 3" max x 16' 2" max (4.34m max x 4.93m max)

Dining Room

13' 6" max x 17' 8" max (4.11m max x 5.38m max)

Kitchen

15' 9" max x 8' 8" max (4.80m max x 2.64m max)

Bedroom One

13' 8" max x 12' 4" max (4.17m max x 3.76m max)

Bedroom Two

13' 5" max x 9' 2" max (4.09m max x 2.79m max)

Bedroom Three

13' 6" max x 10' 2" max (4.11m max x 3.10m max)

Bathroom

Wet Room

8' 1" max x 7' 9" max (2.46m max x 2.36m 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

Woodcock Street, Wakefield

- Three-bedroom period terrace
- Two reception rooms
- Wet room and bathroom
- In need of renovation
- Excellent room sizes

Tenure: Freehold EPC Rating: F
Council Tax Band: B

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127371



Property Ref:
WAK127371 - 0005

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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