



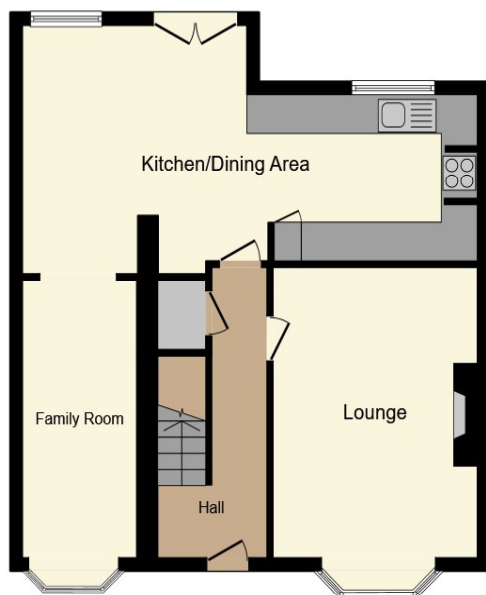
Wilson Drive, Wakefield WF1 3DP

welcome to

Wilson Drive, Wakefield

Fixed price £237,000. Welcome to the market this 4 bedroom semi-detached property in the sought after area of Outwood, Wakefield! Viewings are highly recommended to fully appreciate what this home has to offer!





Ground Floor



First Floor



Second Floor

Entrance Hallway

Living Room

11' 3" max x 14' 2" max (3.43m max x 4.32m max)

Kitchen

13' 2" max x 25' 1" max (4.01m max x 7.65m max)

Second Reception Room

14' 4" max x 6' 3" max (4.37m max x 1.91m max)

First Floor Landing

Bedroom One

17' 8" max x 11' 5" max (5.38m max x 3.48m max)

Bedroom Two

11' 1" max x 14' 9" max (3.38m max x 4.50m max)

Bedroom Three

11' 9" max x 10' 3" max (3.58m max x 3.12m max)

Occasional Room

6' 8" max x 14' 4" max (2.03m max x 4.37m max)

Bathroom

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

Wilson Drive, Wakefield

- 4 bedroom semi-detached home
- Fixed price £237,5000
- Off-street parking and enclosed rear garden
- Ideal for families or first time buyers!
- sought after area of Outwood

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

£237,500



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127444



Property Ref:
WAK127444 - 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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