



**Woodbridge Close, Eastmoor Wakefield WF1 4LN**

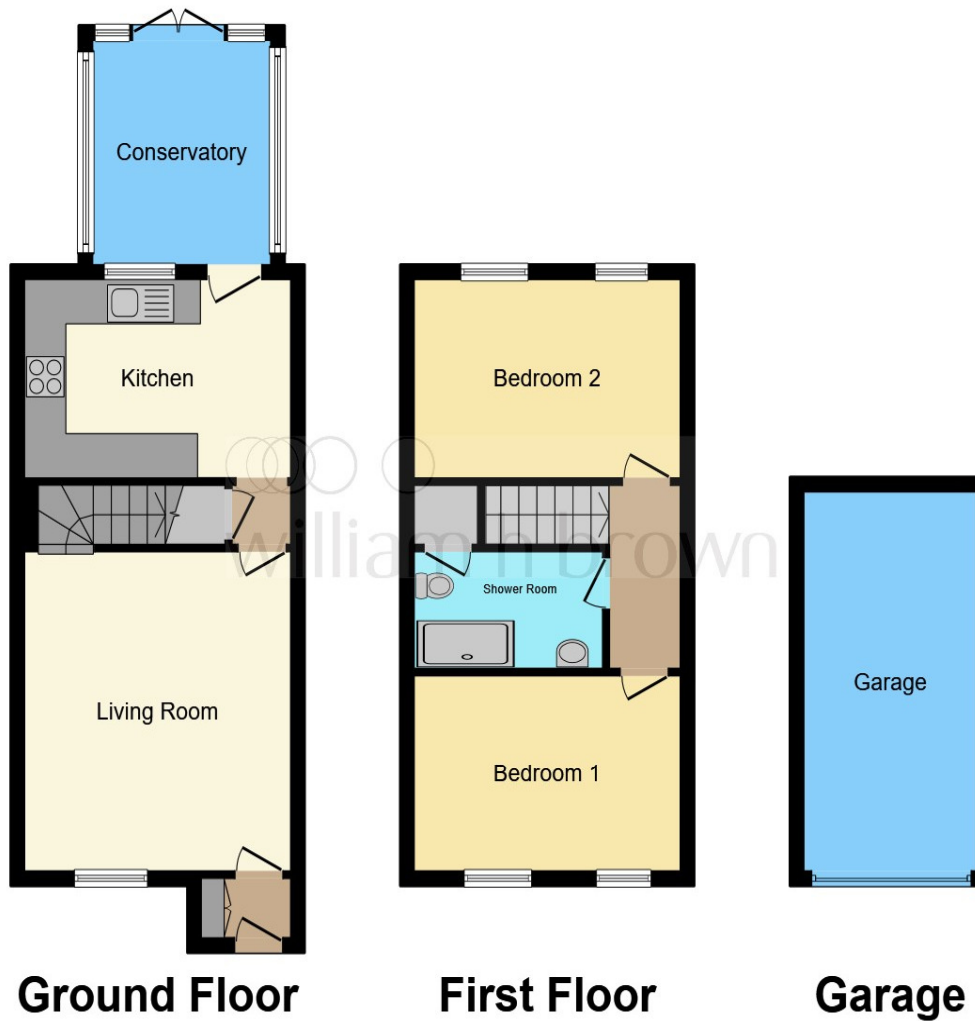
**welcome to**

**Woodbridge Close, Eastmoor Wakefield**

Open House Event on Saturday 18th May at 2pm-3pm A perfect two double bedroom. Great for first time buyers a or those buyers thinking of downsizing.

Super Garage, and off-road parking.





### Entrance

### Kitchen

12' 8" max x 8' 8" max ( 3.86m max x 2.64m max )

### Living Room

14' 1" max x 12' 8" max ( 4.29m max x 3.86m max )

### Conservatory

10' 1" max x 9' 5" max ( 3.07m max x 2.87m max )

### First Floor Landing

### Bedroom One

12' 9" max x 8' 10" max ( 3.89m max x 2.69m max )

### Bedroom Two

12' 9" max x 8' 10" max ( 3.89m max x 2.69m max )

### Bathroom

### Garage

17' 3" max x 7' 5" max ( 5.26m max x 2.26m 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](http://www.focalagent.com)

welcome to

## Woodbridge Close, Eastmoor Wakefield

- Deceptively spacious two double bedrooms.
- Conservatory overlooking the private gardens to the rear.
- Well appointed close to hospitals and Wakefield city centre
- Useful entrance vestibule.
- Good size driveway and super size Garage.

Tenure: Freehold EPC Rating: D

offers in the region of

# £180,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK125082](http://williamhbrown.co.uk/Property/WAK125082)



Property Ref:  
WAK125082 - 0004

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