



Noble Road, Wakefield WF1 2DZ

welcome to

Noble Road, Wakefield

An Exquisite Four-bedroom detached family/executive home. An abundance of reception room space. Fantastic location! Beautifully presented throughout.

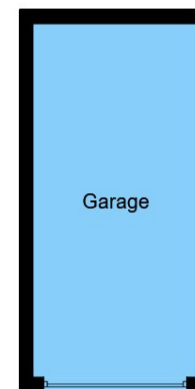




Ground Floor



First Floor



Garage

Entrance Hallway

11' 4" max x 9' 5" max (3.45m max x 2.87m max)

Kitchen

10' 2" max x 9' 3" max (3.10m max x 2.82m max)

Utility Room

6' 7" max x 5' 2" max (2.01m max x 1.57m max)

Dining Room

10' 4" max x 9' 6" max (3.15m max x 2.90m max)

Reception Room Two

17' 8" max x 7' 6" max (5.38m max x 2.29m max)

Living Room

19' 3" max x 11' 10" max (5.87m max x 3.61m max)

Bedroom One

11' 2" max x 11' 5" max (3.40m max x 3.48m max)

Bedroom Two

9' 6" max x 11' 8" max (2.90m max x 3.56m max)

Bedroom Three

10' 3" max x 7' 9" max (3.12m max x 2.36m max)

Bedroom Four

7' 8" max x 10' 1" max (2.34m max x 3.07m 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

Noble Road, Wakefield

- Four Bedroom detached Family Home
- Three Reception Rooms
- Entrance Hallway
- Utility Room
- En-suite

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

offers in excess of

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127024



Property Ref:
WAK127024 - 0014

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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