





Barnsley Road,Wakefield WF1 5NX

william h brown

welcome to

Barnsley Road, Wakefield

Occupying a generous end terrace position on the ever-popular Barnsley Road, this attractive three-bedroom property combines character, space, and practicality.

Buyers Aml Fee
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge
13' 11" max x 12' 4" max (4.24m max x 3.76m max)
Kitchen
16' 2" max x 8' 6" max (4.93m max x 2.59m max)
Dining Room
13' 11" max x 12' 3" max (4.24m max x 3.73m max)
Bedroom 1
14' 1" max x 12' 5" max (4.29m max x 3.78m max)
Bedroom 2
11' 9" max x 9' 5" max (3.58m max x 2.87m max)
Bedroom 3
7' 3" max x 8' 8" max (2.21m max x 2.64m max)









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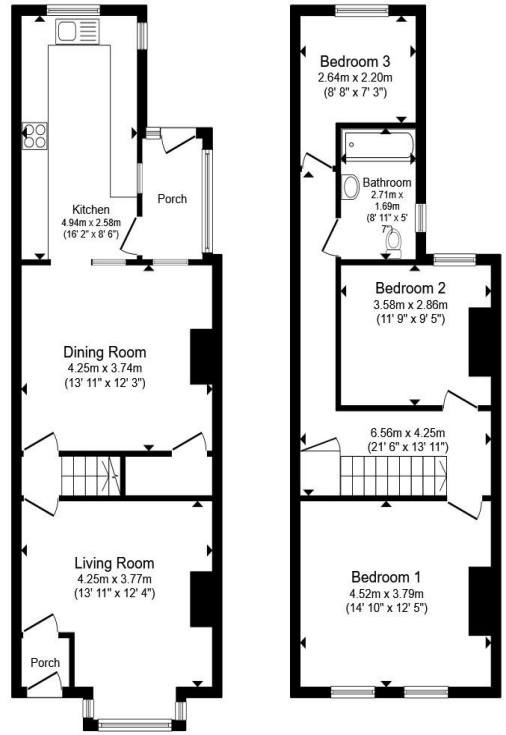
Barnsley Road, Wakefield

- Three bedroom end terrace home
- Spacious and well-presented accommodation throughout
- Three well-proportioned bedrooms
- Generous end plot offering additional outdoor space
- Enclosed rear garden, ideal for families and entertaining

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

offers in the region of

£240,000



Ground Floor **First Floor**

Total floor area 103.6 m² (1,115 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
WAK128934 - 0002

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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01924 381381

Wakefield@williamhbrown.co.uk

2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.