



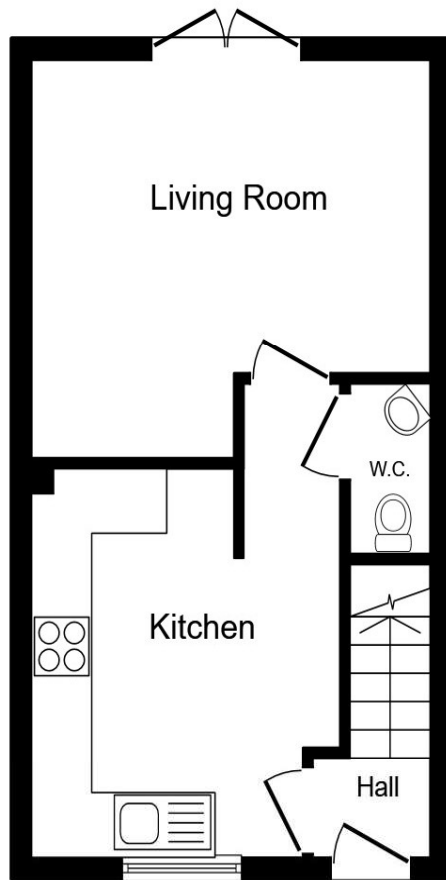
**Bobbin Way, WAKEFIELD WF2 8FL**

**welcome to**

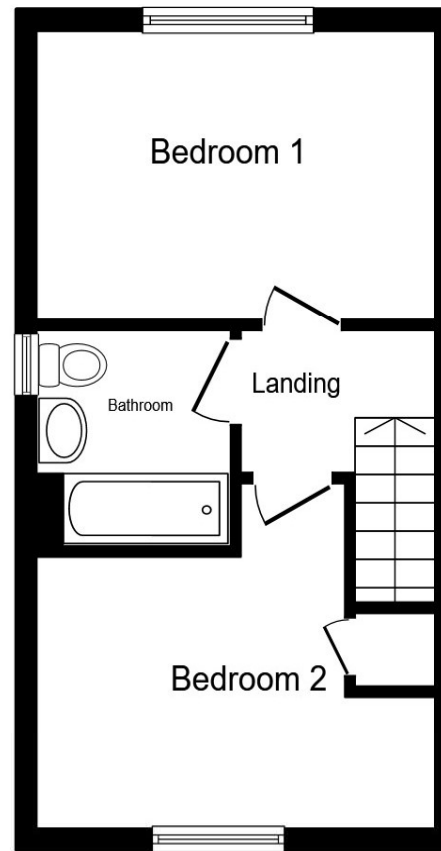
**Bobbin Way, WAKEFIELD**

Guide price £200,000-£210,000. Welcome to this beautifully presented 2 bedroom end terrace home situated on the ever-popular Bobbin Way in Wakefield. Ideal for first-time buyers, downsizers, or investors, this modern property offers stylish living space, off-street parking, and a private rear garden





**Ground Floor**



**First Floor**

**Lounge**

13' 1" max x 12' 3" max ( 3.99m max x 3.73m max )

**Kitchen**

14' 5" max x 9' 9" max ( 4.39m max x 2.97m max )

**Bedroom One**

13' 2" max x 8' 9" max ( 4.01m max x 2.67m max )

**Bedroom Two**

10' 2" max x 13' 2" max ( 3.10m max x 4.01m max )

**Bathroom**

Total floor area 59.1 m<sup>2</sup> (637 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](http://www.propertybox.io)



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## Bobbin Way, WAKEFIELD

- Guide Price £200,000-£210,000
- 2 bedroom end terrace
- Off street parking and enclosed rear garden
- Downstairs W/C
- Over 8 years left on NHBC!

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

# £200,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK127966](http://williamhbrown.co.uk/Property/WAK127966)



Property Ref:  
WAK127966 - 0002

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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