



Staites Drive, Wakefield WF1 5FG

welcome to

Staites Drive, Wakefield

An Immaculate three-bedroom three storey semi-detached home. OOZES STYLE AND SPACE.





Kitchen

21' 1" max x 14' 1" max (6.43m max x 4.29m max)

Living Room

14' 1" max x 9' max (4.29m max x 2.74m max)

Bedroom One

14' 1" max x 8' 1" max (4.29m max x 2.46m max)

Bedroom Two

14' 1" max x 9' 1" max (4.29m max x 2.77m max)

Bedroom Three

14' 1" max x 11' max (4.29m max x 3.35m max)

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Staites Drive, Wakefield

- Three-bedroom immaculate semi
- Three storeys
- Generous off-road parking
- Downstairs W.C.
- Dining kitchen

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

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK128105



Property Ref:
WAK128105 - 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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