



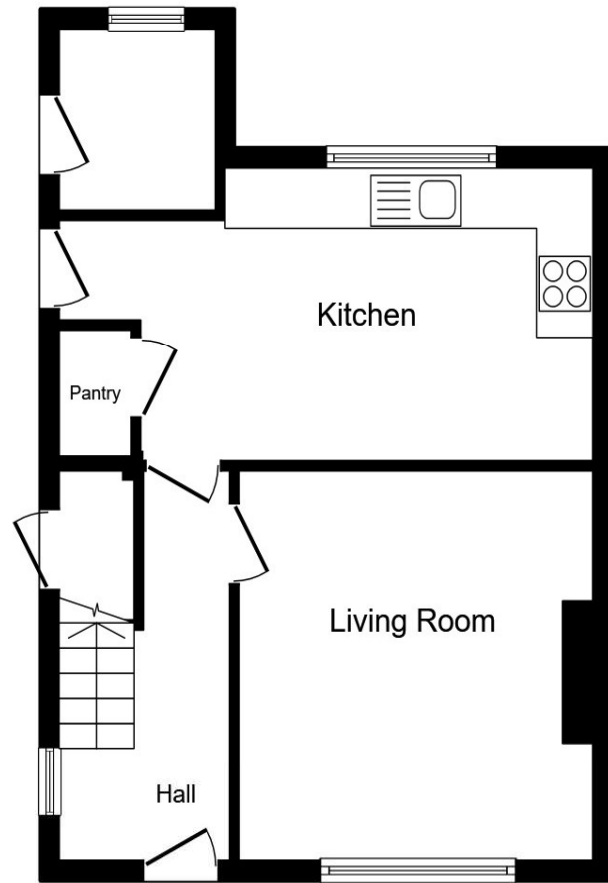
Philip Garth, Wakefield WF1 2LS

welcome to

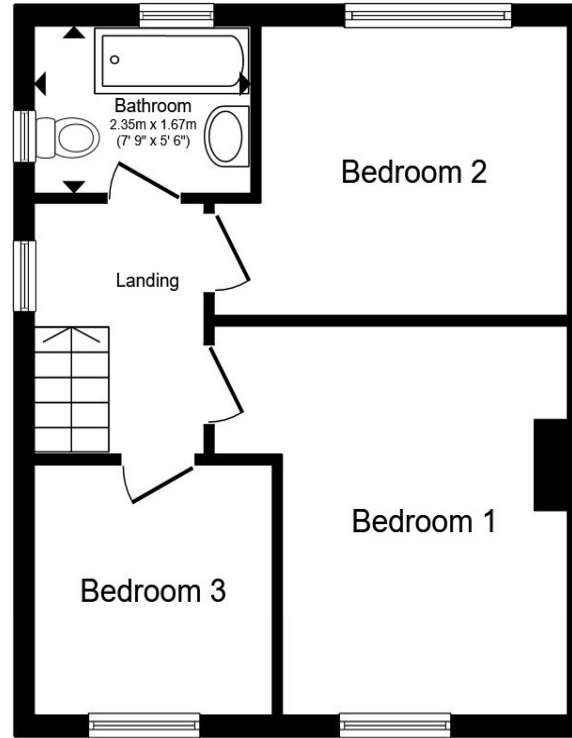
Philip Garth, Wakefield

Price £220,000. Welcome to the market this 3 bed semi detached family home, situated within a pleasant cul-de-sac location. VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE WHAT THIS HOME HAS TO OFFER!





Ground Floor



First Floor

Important Notice

Lounge

12' 5" max x 12' 8" max (3.78m max x 3.86m max)

Kitchen

9' 8" max x 18' 6" max (2.95m max x 5.64m max)

Bedroom One

12' 5" max x 12' 10" max (3.78m max x 3.91m max)

Bedroom Two

12' 5" max x 9' 8" max (3.78m max x 2.95m max)

Bedroom Three

8' 5" max x 8' 5" max (2.57m max x 2.57m max)

Bathroom

Total floor area 80.8 m² (870 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



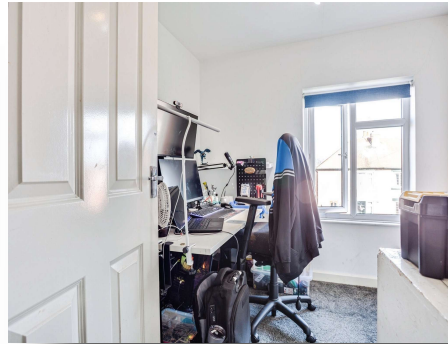
welcome to

Philip Garth, Wakefield

- Price £220,000
- 3 bed semi detached family home
- Generous corner plot position with off street parking
- Driveway for multiple vehicles and front and rear garden
- In the convenient and sought after location of Outwood, Wakefield

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

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK128188



Property Ref:
WAK128188 - 0007

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.

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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