



Pinders Grove, Wakefield WF1 4AH

welcome to

Pinders Grove, Wakefield

Offered to the market with no onward chain is this well-proportioned property occupying a pleasant position within this established residential area of Wakefield.



Requiring a programme of modernisation and upgrading throughout, this home presents an exciting opportunity for buyers looking to add value and personalise a property to their own tastes and requirements.

The accommodation offers generous living space with excellent potential for improvement, making it an ideal purchase for first-time buyers, investors, or those seeking a rewarding renovation project. The layout provides a solid foundation for modern family living, with scope to enhance and reconfigure, subject to any necessary consents.

Externally, the property benefits from front and rear gardens, providing outdoor space with further potential for landscaping and improvement. The location is well placed for local amenities, schools, transport links and Wakefield city centre, making it a convenient and desirable setting.

Properties offering such excellent scope for enhancement are increasingly sought after, and this home represents a rare opportunity to acquire a property with genuine potential to increase both its appeal and value through refurbishment.

Buyers Aml Fee

Lounge

11' 5" max x 23' max (3.48m max x 7.01m max)

Kitchen

7' 3" max x 11' 11" max (2.21m max x 3.63m max)

Bedroom 1

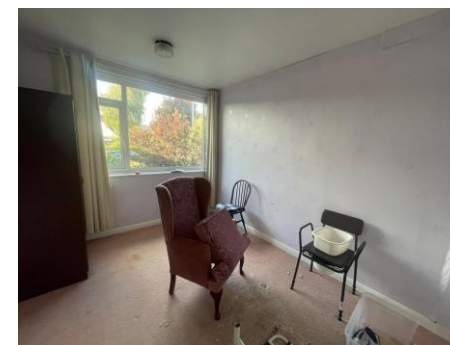
12' max x 13' max (3.66m max x 3.96m max)

Bedroom 2

10' max x 7' max (3.05m max x 2.13m max)

Bedroom 3

8' 1" max x 12' 1" max (2.46m max x 3.68m max)



view this property online williamhbrown.co.uk/Property/WAK128914



welcome to

Pinders Grove, Wakefield

- Entrance Hall
- Lounge
- Kitchen
- Bedrooms
- Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£239,950



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK128914



Property Ref:
WAK128914 - 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.

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.



william h brown



01924 381381



Wakefield@williamhbrown.co.uk



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



williamhbrown.co.uk