



OFFERS OVER

£140,000

Bradford Road

Wrenthorpe, Wakefield, WF2 0LY

PROPERTY SUMMARY

Located in the popular and well-connected area of Wrenthorpe, Wakefield, this terraced house presents a fantastic opportunity for first-time buyers or small families seeking a comfortable and convenient home. Offering 743 square feet of living space, the property comprises two well-proportioned bedrooms, a welcoming reception room, and a functional bathroom. Built post-1914, the home retains character and charm, with plenty of potential for personalisation. While it may benefit from a light refresh, it provides a blank canvas for buyers to create their ideal living space. The location is particularly appealing, with a range of local shops and amenities just a short walk away, and excellent access to the M1 motorway for those who commute. Wrenthorpe is known for its friendly community atmosphere, making it a popular choice for many. With off-road parking for one vehicle, this property combines practicality with potential, offering a wonderful place to call home. Early viewing is highly recommended to appreciate all that this home has to offer.

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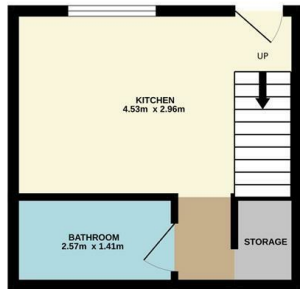


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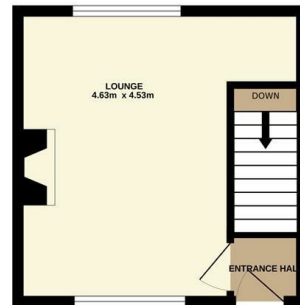




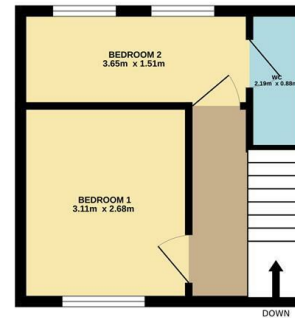
BASEMENT
19.8 sq.m. approx.



GROUND FLOOR
20.3 sq.m. approx.



1ST FLOOR
20.9 sq.m. approx.



TOTAL FLOOR AREA: 61.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

Wakefield

TENURE

Freehold

EPC RATING

D

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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