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237 Leadwell Lane, Wakefield, WF3 3AG
Offers in excess of £180,000

Good Move are delighted to present this two-bedroom terraced property to the market.

The property offers well-proportioned accommodation arranged over two floors. The ground floor comprises an entrance hallway leading into a spacious lounge, with a separate dining room providing a versatile additional reception space. The fitted kitchen is positioned to the rear of the property and benefits from access to the garden.

To the first floor, there are two generous bedrooms, with the principal bedroom offering particularly good proportions, alongside a family bathroom and landing area.

The property benefits a generous rear garden, driveway access via an electric gate, garage and outbuilding.

Situated on Leadwell Lane in the popular residential area of Robin Hood, Wakefield, the property benefits from a convenient location with access to local amenities, shops and everyday services. The surrounding area offers access to nearby Rothwell, Leeds and Wakefield, providing a wider selection of shopping, leisure and dining facilities. With road links connecting to the wider West Yorkshire area, the property is well positioned for commuters travelling to Leeds, Wakefield and beyond.





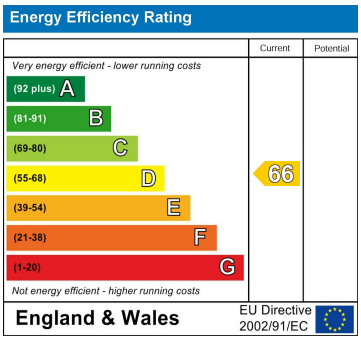


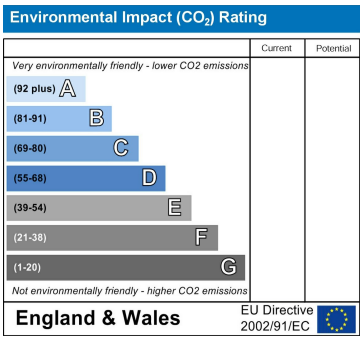
Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.











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