



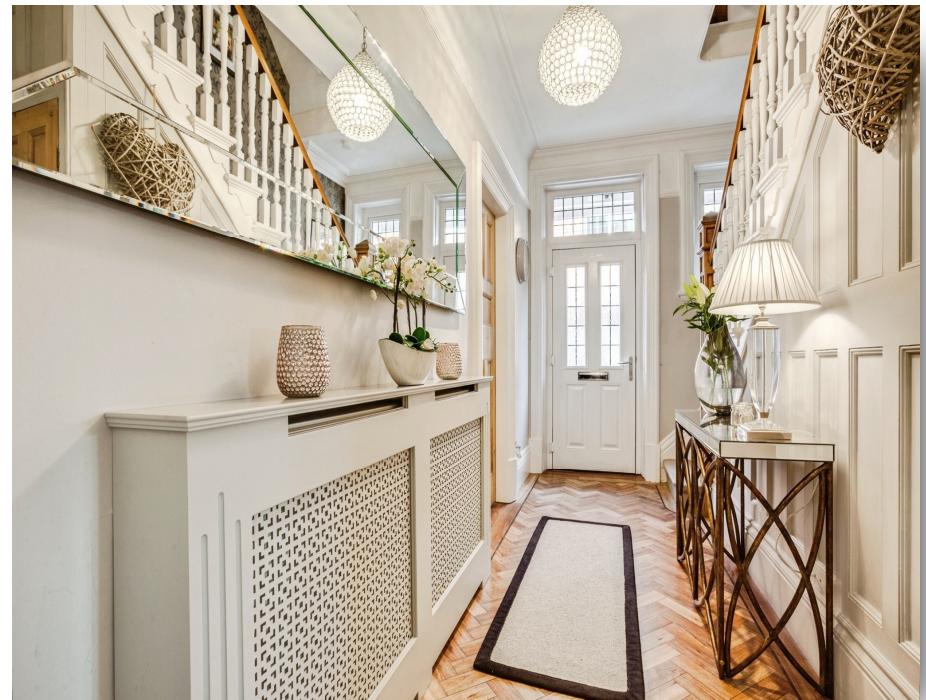
Richmond Road, WAKEFIELD WF1 3LA



welcome to

Richmond Road, WAKEFIELD

Price £675,000. An Immaculately presented four double bedroom extended semi-detached period family home situated in the highly popular and sought after residential location of St John's, not to be missed! This home has so much space to offer and is ideal for the growing families.



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Entrance Hallway

Cellar

8' 9" max x 14' 1" max (2.67m max x 4.29m max)

Kitchen/Living/Dining

24' 6" max x 21' 2" max (7.47m max x 6.45m max)

Cloakroom/Downstairs W.C.

Boot Room/Utility Room

8' 6" max x 10' 1" max (2.59m max x 3.07m max)

Sitting Room

15' 2" max x 15' 1" max (4.62m max x 4.60m max)

Dining Room

15' 1" max x 16' 3" max (4.60m max x 4.95m max)

First Floor Landing

Bedroom One

13' 1" max x 15' 1" max (3.99m max x 4.60m max)

En-Suite

Bedroom Two

15' max x 15' 1" max (4.57m max x 4.60m max)

Bedroom Three

13' max x 11' max (3.96m max x 3.35m max)

Bathroom

Second Floor Landing

Bedroom Four

13' 6" max x 12' max (4.11m max x 3.66m max)



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welcome to

Richmond Road, WAKEFIELD

- Stunning four double bedroom period semi-detached home
- Highly prestigious location
- Fabulous ground floor living/dining extension
- Extensive kitchen with large island feature
- Fully tiled main bathroom with large walk in shower

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£675,000



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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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