



**Clifton Place, WAKEFIELD WF1 3JH**

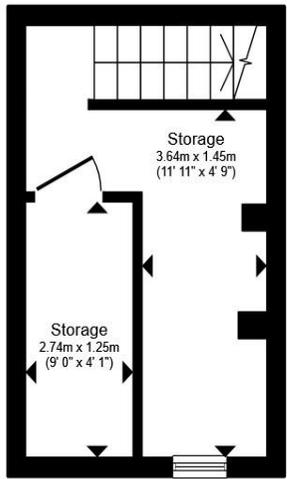
**welcome to**

**Clifton Place, WAKEFIELD**

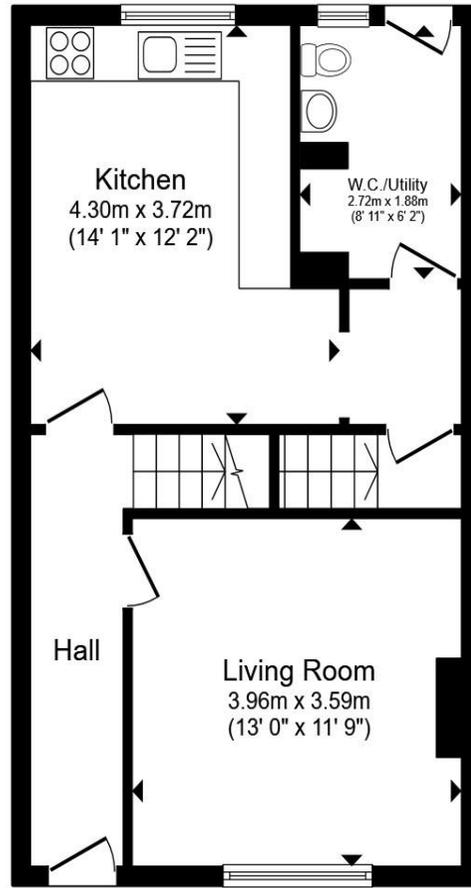
This three-bedroom Period terrace on the outskirts of Wakefield city centre has had a complete renovation make over.

No UPPER CHAIN.

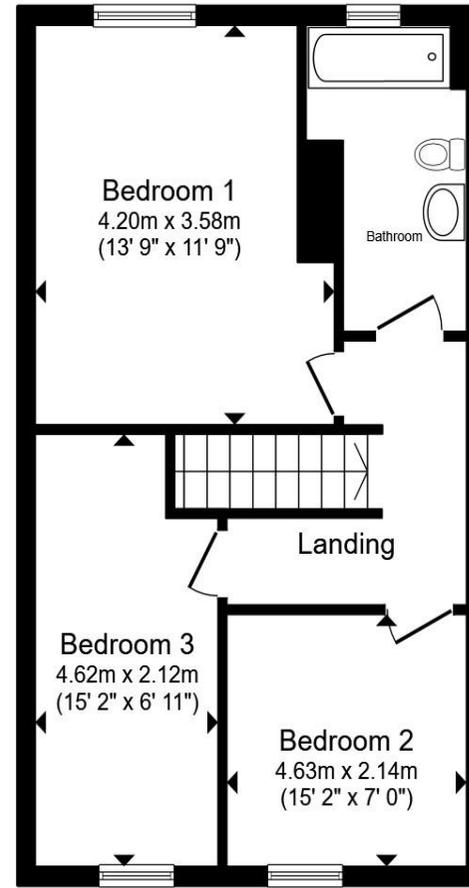




**Basement**



**Ground Floor**



**First Floor**

**Entrance Hallway**

15' 7" max x 9' 3" max ( 4.75m max x 2.82m max )

**Kitchen**

14' 10" max x 12' 2" max ( 4.52m max x 3.71m max )

**Utility Room**

9' 4" max x 5' 8" max ( 2.84m max x 1.73m max )

**Living Room**

13' 11" max x 11' 7" max ( 4.24m max x 3.53m max )

**Bedroom One**

13' 8" max x 11' 7" max ( 4.17m max x 3.53m max )

**Bedroom Two**

15' 2" max x 7' 1" max ( 4.62m max x 2.16m max )

**Bedroom Three**

4' 1" max x 8' 8" max ( 1.24m max x 2.64m max )

Total floor area 103.1 m<sup>2</sup> (1,109 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](http://www.propertybox.io)



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## Clifton Place, WAKEFIELD

- Three-bedroom period terrace
- UPVC AND GCH
- Permit parking
- Utility Room
- Downstairs W.C.

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£260,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK127340](http://williamhbrown.co.uk/Property/WAK127340)



Property Ref:  
WAK127340 - 0007

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