



Kensington Road, WAKEFIELD WF1 3JX

 william
h brown

welcome to

Kensington Road, WAKEFIELD

Offers over £525,000. A beautifully presented four-bedroom detached period family home situated in the highly sought after and residential development in the heart of St John's not to be missed! Viewings highly recommended to fully appreciate what this home has to offer!

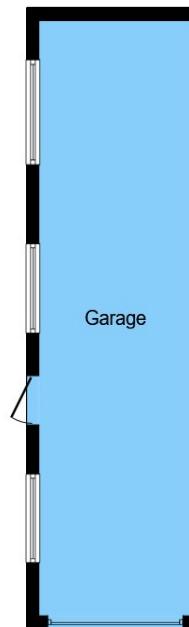




Ground Floor



First Floor



Garage

Living Room

15' 4" max x 14' 3" max (4.67m max x 4.34m max)

Dining Room

13' 6" max x 13' 5" max (4.11m max x 4.09m max)

Kitchen

10' 1" max x 16' 5" max (3.07m max x 5.00m max)

Bedroom One

15' 3" max x 14' 3" max (4.65m max x 4.34m max)

En-Suite

Bedroom Two

9' 2" max x 13' 2" max (2.79m max x 4.01m max)

Bedroom Three

10' max x 9' 1" max (3.05m max x 2.77m max)

Bedroom Four

7' 1" max x 10' 3" max (2.16m max x 3.12m max)

Bathroom

Garage

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.focalagent.com

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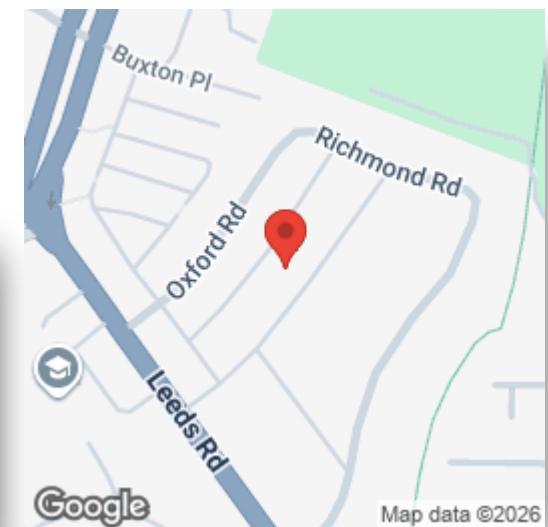
- Four Bedroom Detached period property
- Driveway and garage
- Highly sought after location
- Two reception rooms
- Enclosed garden

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

£525,000



view this property online williamhbrown.co.uk/Property/WAK127160

Please note the marker reflects the postcode not the actual property



Property Ref:
WAK127160 - 0007

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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