



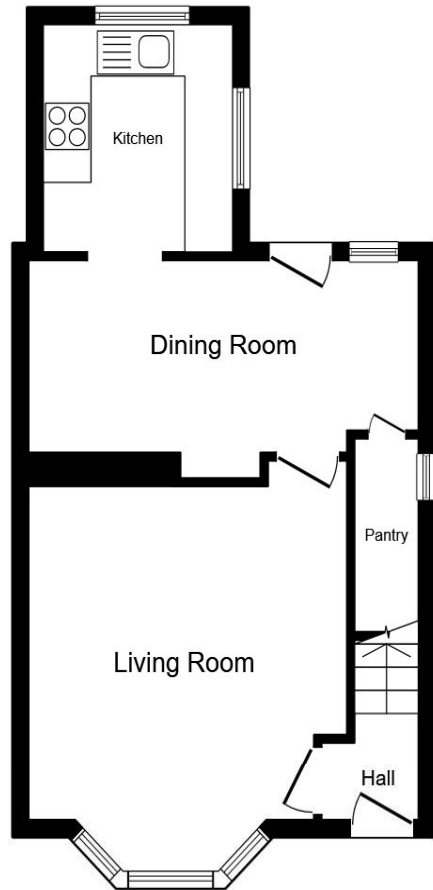
Oakwood Avenue, WAKEFIELD WF2 9JU

welcome to

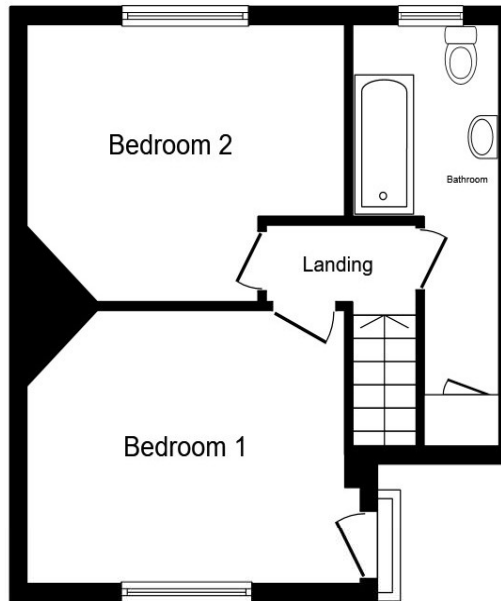
Oakwood Avenue, WAKEFIELD

An Immaculately presented two double bedroom extended mid terrace property situated in the highly popular and sought after residential development of Flanshaw park not to be missed!





Ground Floor



First Floor

Lounge

12' max x 12' max (3.66m max x 3.66m max)

Dining Room

16' max x 7' max (4.88m max x 2.13m max)

Kitchen

8' 1" max x 7' 1" max (2.46m max x 2.16m max)

Bedroom One

10' 1" max x 13' max (3.07m max x 3.96m max)

Bedroom Two

13' max x 10' 1" max (3.96m max x 3.07m max)

Bathroom

Total floor area 76.0 m² (819 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



welcome to

Oakwood Avenue, WAKEFIELD

- Two bedroom extended terrace
- Off road parking
- Sought after location
- Enclosed rear garden
- Perfect for first time buyers

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£225,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK128004



Property Ref:
WAK128004 - 0003

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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