



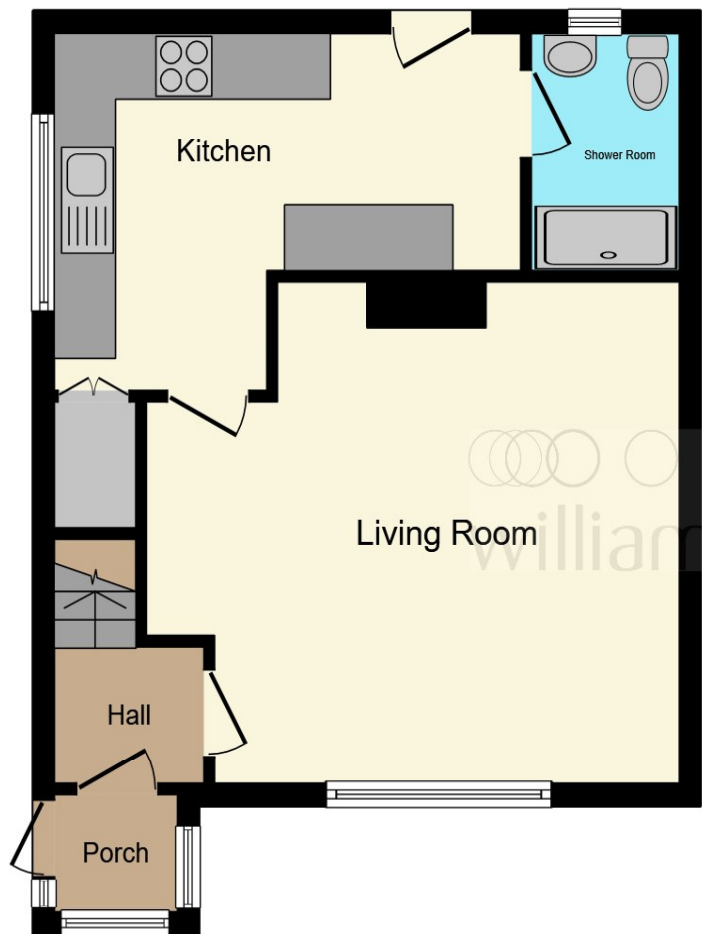
Gisburn Road, Wakefield WF1 4JF

welcome to

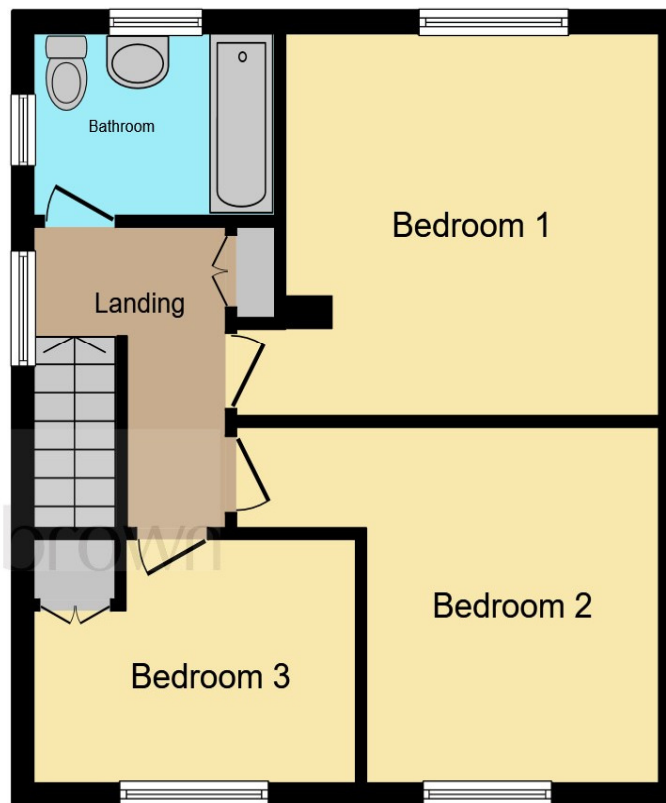
Gisburn Road, Wakefield

Guide price £190,000-£200,000. Welcome to the market this 3 bed semi-detached family home in the popular area of Eastmoor, Wakefield! Viewings highly recommended to fully appreciate what this property has to offer!





Ground Floor



First Floor

Agents Note

Lounge

13' 6" max x 16' 4" max (4.11m max x 4.98m max)

Kitchen

11' 2" max x 14' 9" max (3.40m max x 4.50m max)

Utility Room

Bedroom One

13' 5" max x 11' 6" max (4.09m max x 3.51m max)

Bedroom Two

13' 7" max x 10' 7" max (4.14m max x 3.23m max)

Bedroom Three

10' 8" max x 7' 4" max (3.25m max x 2.24m max)

Bathroom

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

welcome to

Gisburn Road, Wakefield

- Guide Price £190,000-£200,000
- 3 bed semi detached family home
- Sought after area of Eastmoor, Wakefield
- Ideal for first time buyers
- Enclosed front and rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127461



Property Ref:
WAK127461 - 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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