



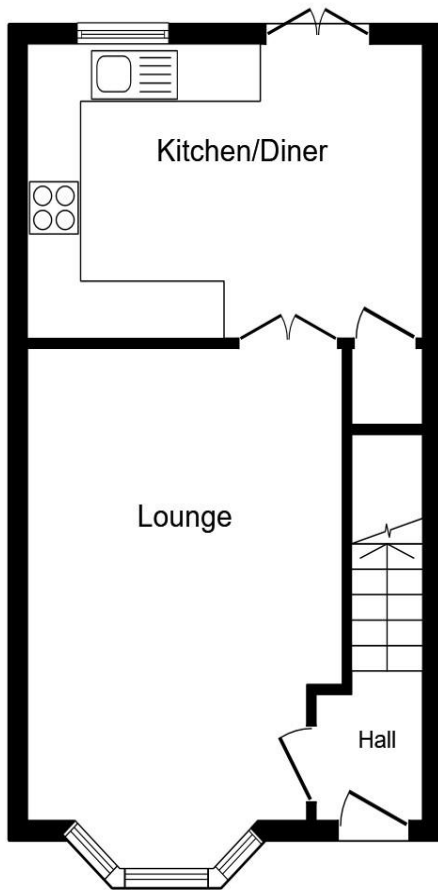
**Sheridan Street, Outwood Wakefield WF1 3TP**

**welcome to**

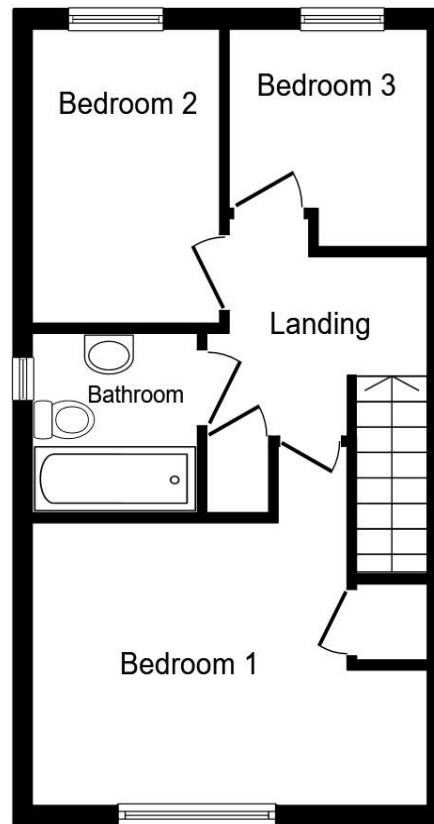
**Sheridan Street, Outwood Wakefield**

Guide price £220,000-£230,000. Welcome to the market this is this 3 bedroom semi detached family home in a highly popular residential location of Outwood, Wakefield. Viewings are highly recommended to fully appreciate what this home has to offer.





**Ground Floor**



**First Floor**

**Lounge**

11' 7" max x 17' 7" max ( 3.53m max x 5.36m max )

**Kitchen**

10' 2" max x 14' 9" max ( 3.10m max x 4.50m max )

**Bedroom One**

15' max x 11' 6" max ( 4.57m max x 3.51m max )

**Bedroom Two**

9' 2" max x 7' 4" max ( 2.79m max x 2.24m max )

**Bedroom Three**

7' 4" max x 7' 9" max ( 2.24m max x 2.36m max )

**Bathroom**

Total floor area 72.9 m<sup>2</sup> (784 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)



welcome to

## Sheridan Street, Outwood Wakefield

- Guide Price £220,000-£230,000
- 3 bedroom semi detached
- Driveway to the rear of the property and garage
- Great location of Outwood, Wakefield
- Front and rear gardens

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

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK127421](http://williamhbrown.co.uk/Property/WAK127421)



Property Ref:  
WAK127421 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01924 381381**



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,  
WF1 2ED



**williamhbrown.co.uk**