



**West Parade Street, WAKEFIELD WF1 1RH**

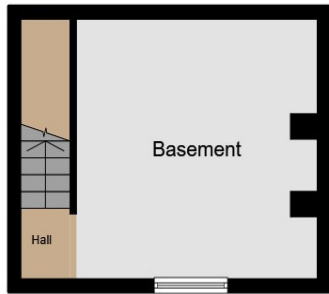


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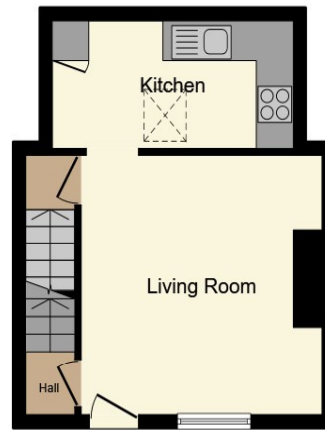
**West Parade Street, WAKEFIELD**

Guide Price £140,000-£150,000. A deceptively spacious two-bedroom mid terrace property situated in a most convenient location of Wakefield not to be missed! This home is recently renovated throughout and ready to move into.





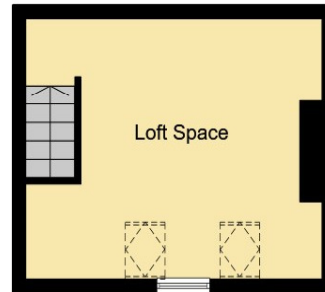
**Basement**



**Ground Floor**



**First Floor**



**Second Floor**

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### **Living Room**

12' 9" max x 12' 1" max ( 3.89m max x 3.68m max )

### **Kitchen**

12' 2" max x 6' 8" max ( 3.71m max x 2.03m max )

### **Basement**

12' 2" max x 6' 8" max ( 3.71m max x 2.03m max )

### **First Floor Landing**

### **Bedroom One**

8' 3" max x 12' 1" max ( 2.51m max x 3.68m max )

### **Bedroom Two**

9' 1" max x 8' 3" max ( 2.77m max x 2.51m 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](http://www.focalagent.com)

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## **West Parade Street, WAKEFIELD**

- Two-bedroom mid terrace
- Convenient location
- Recently renovated
- Ideal first-time buyer
- No chain

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

guide price

**£140,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK126447](https://williamhbrown.co.uk/Property/WAK126447)



Property Ref:  
WAK126447 - 0005

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