Wharncliffe Road,Wakefield WF2 7QA

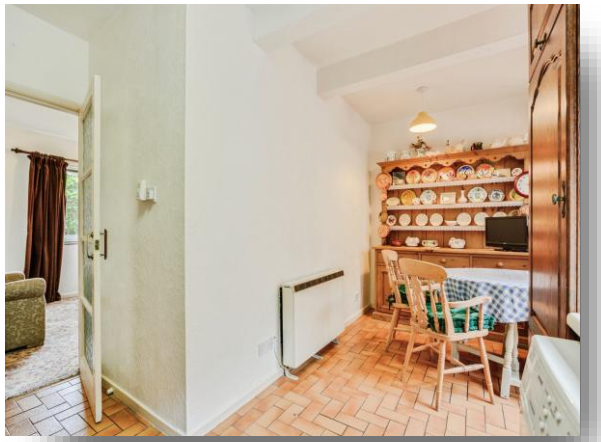
william
h brown

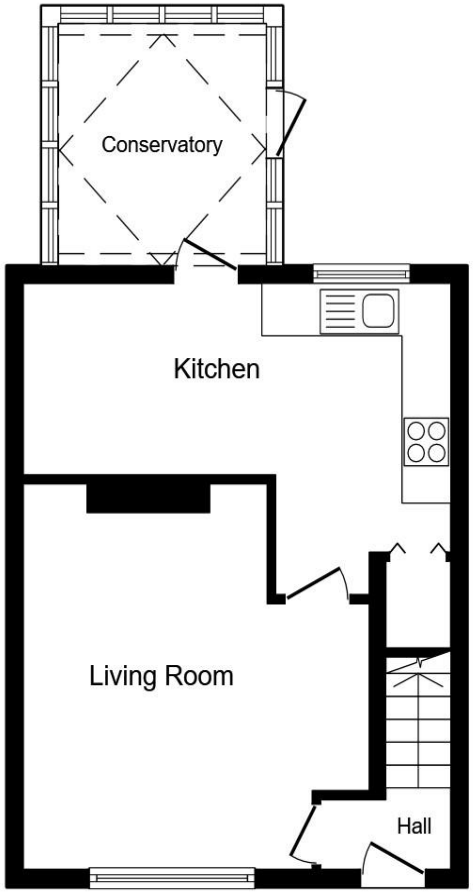
welcome to

Wharncliffe Road, Wakefield

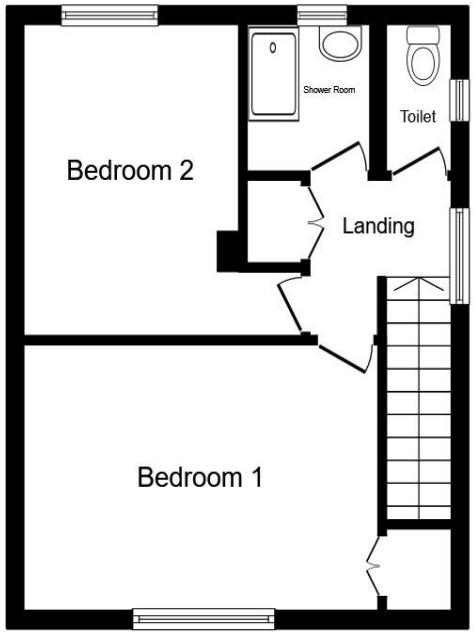
Offered to the market with NO UPPER CHAIN.

A two bedroom semi-detached home in Kettlethorpe.





Ground Floor



First Floor

Lounge
14' max x 14' 1" max (4.27m max x 4.29m max)

Kitchen
17' 1" max x 11' 1" max (5.21m max x 3.38m max)

Conservatory
9' 1" max x 9' 1" max (2.77m max x 2.77m max)

Bedroom 1
14' max x 10' max (4.27m max x 3.05m max)

Bedroom 2
12' max x 11' max (3.66m max x 3.35m max)

Total floor area 78.0 m² (839 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

william h brown

welcome to

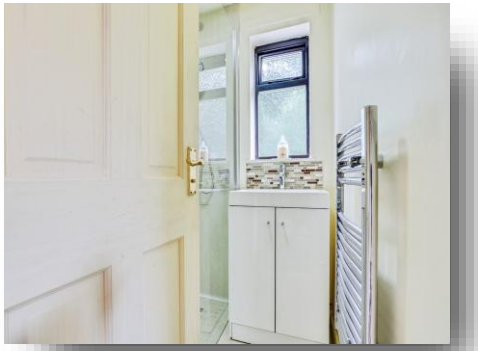
Wharncliffe Road, Wakefield

- Two Bedroom Semi detached
- NO UPPER CHAIN
- In need of Modernisation
- Garage
- Popular Residential Location

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

offers over

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK128301

Property Ref:
WAK128301 - 0005

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

01924 381381

Wakefield@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.