



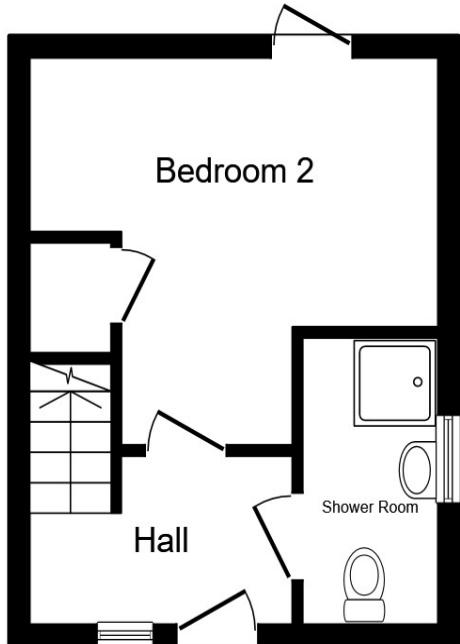
Brendan Close, WAKEFIELD WF2 9NB

welcome to

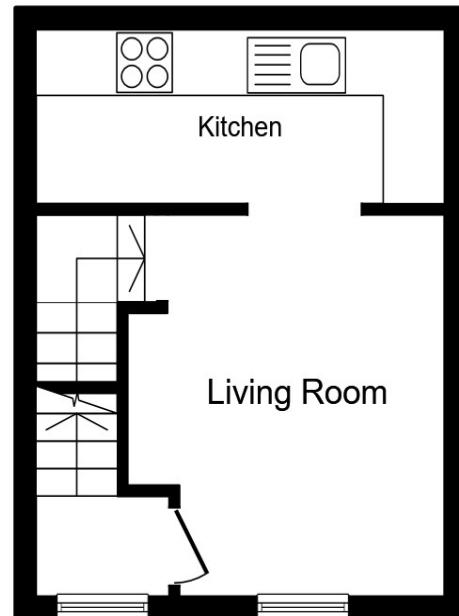
Brendan Close, WAKEFIELD

Guide price £180,000-£190,000. Welcome to the market this modern 2 bedroom townhouse located in the heart of Wakefield! This property is warm, welcoming and move in ready making it ideal for first time buyers or even landlords looking for a new property to let out! NOT TO BE MISSED!

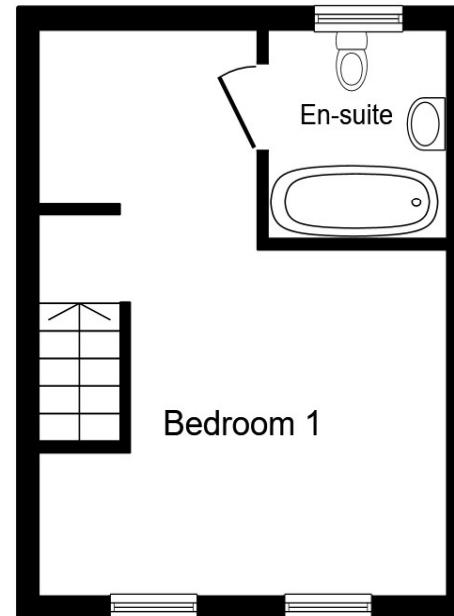




Ground Floor



First Floor



Second Floor

Lounge

9' 5" max x 13' 3" max (2.87m max x 4.04m max)

Kitchen

5' 5" max x 13' 1" max (1.65m max x 3.99m max)

Bedroom One

10' 4" max x 9' 5" max (3.15m max x 2.87m max)

Bedroom Two

13' 2" max x 11' 8" max (4.01m max x 3.56m max)

Bathroom

Total floor area 62.4 m² (672 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

Brendan Close, WAKEFIELD

- Guide Price £180,000-£190,000
- 2-bedroom townhouse
- Off street parking and single garage space
- Located in the heart of Wakefield!
- Set over 3 floors

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£180,000



view this property online williamhbrown.co.uk/Property/WAK127768

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.



Property Ref:
WAK127768 - 0002

william h brown



01924 381381



Wakefield@williamhbrown.co.uk



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



williamhbrown.co.uk