



**Brendan Close, WAKEFIELD WF2 9NB**

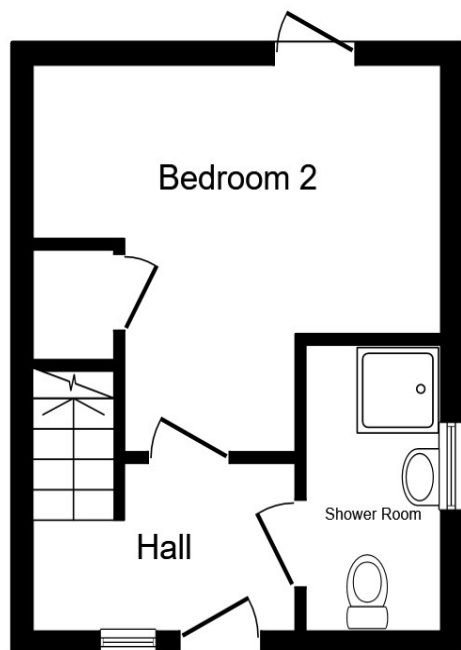


**welcome to**

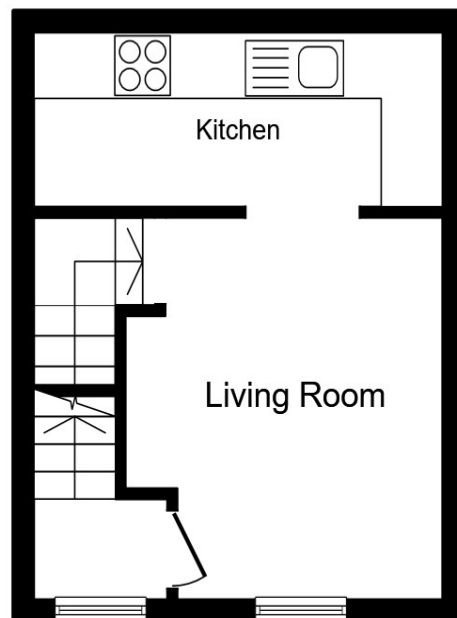
**Brendan Close, WAKEFIELD**

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!

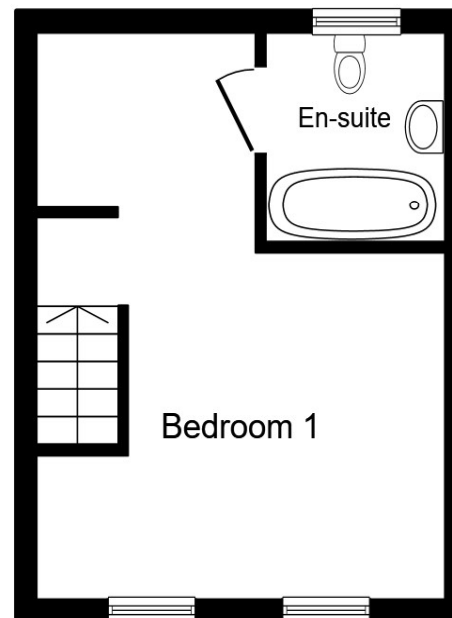




**Ground Floor**



**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 m<sup>2</sup> (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](http://www.propertybox.io)



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## 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



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK127768](https://williamhbrown.co.uk/Property/WAK127768)



Property Ref:  
WAK127768 - 0002

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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](mailto:Wakefield@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**