





Grange Street,Wakefield WF2 8TF

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welcome to

Grange Street, Wakefield

Situated on the edge of Wakefield city centre, this spacious two-bedroom terraced home offers generously proportioned accommodation throughout.

Buyers Aml Fee
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge
13' 7" max x 11' 3" max (4.14m max x 3.43m max)
Kitchen
14' max x 14' 1" max (4.27m max x 4.29m max)
Bedroom 1
13' 7" max x 10' 4" max (4.14m max x 3.15m max)
Bedroom 2
13' 7" max x 8' 5" max (4.14m max x 2.57m max)









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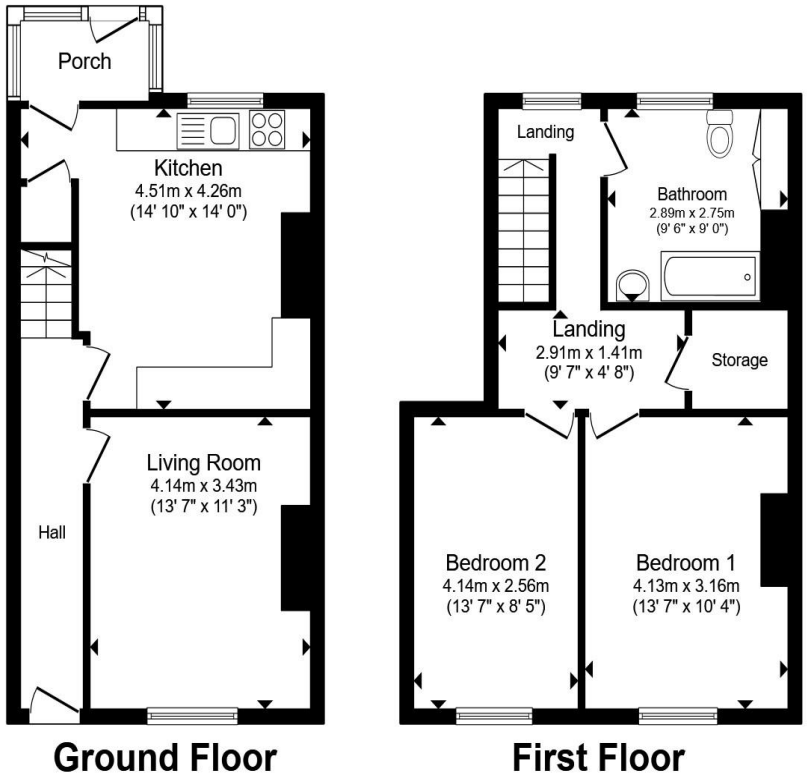
Grange Street, Wakefield

- Two-bedroom mid-terrace home
- Spacious lounge with ample natural light
- Two well-proportioned bedrooms
- Enclosed rear yard/garden ideal for outdoor seating
- Convenient access to Wakefield city centre

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

guide price

£140,000



Total floor area 84.6 m² (910 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

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The Property Ombudsman

Property Ref:
WAK128955 - 0002

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.

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