



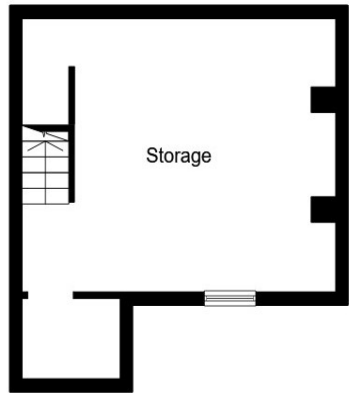
Grandstand Road, Lofthouse WAKEFIELD WF3 3JP

welcome to

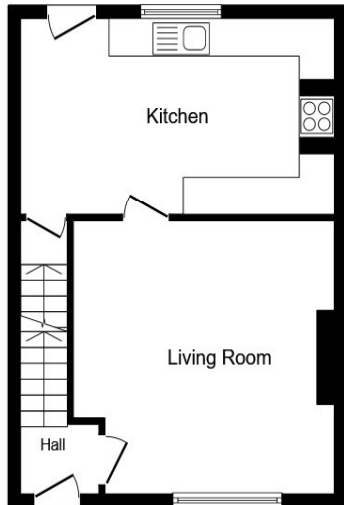
Grandstand Road, Lofthouse WAKEFIELD

Offers over £205,000! Welcome to the market this well presented 3 bedroom end terrace family home in the situated in the popular area of Lofthouse, Wakefield! NOT TO BE MISSED!

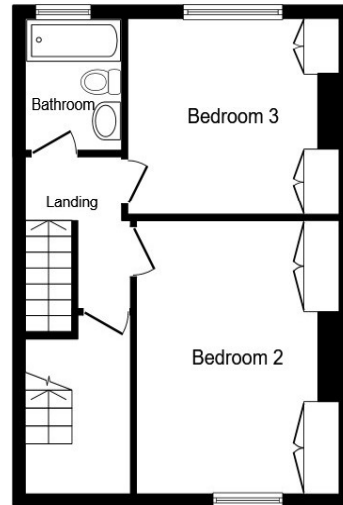




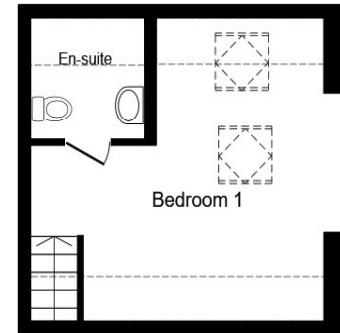
Basement



Ground Floor



First Floor



Second Floor

Lounge

14' 6" max x 14' 5" max (4.42m max x 4.39m max)

Kitchen

10' 6" max x 17' 7" max (3.20m max x 5.36m max)

Bedroom One

17' 6" max x 10' 5" max (5.33m max x 3.17m max)

Bedroom Two

14' 5" max x 10' 3" max (4.39m max x 3.12m max)

Bedroom Three

10' 5" max x 10' 7" max (3.17m max x 3.23m max)

Bathroom

Total floor area 132.7 m² (1,429 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



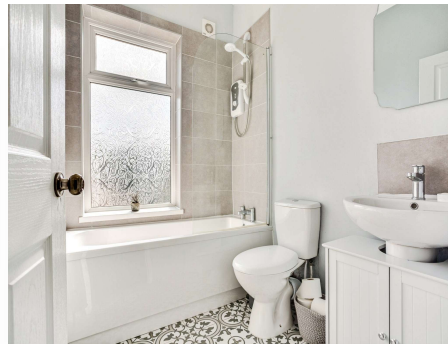
welcome to

Grandstand Road, Lofthouse WAKEFIELD

- 3 bedroom extended end terrace family home
- Fantastic location! Adjacent to Outwood Train Station
- On street parking and enclosed rear garden
- Modern throughout making it move in ready!
- Ideal for first time buyers

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over
£205,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125782



Property Ref:
WAK125782 - 0008

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 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.



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