



**Wool Chase, Wakefield WF2 8FP**

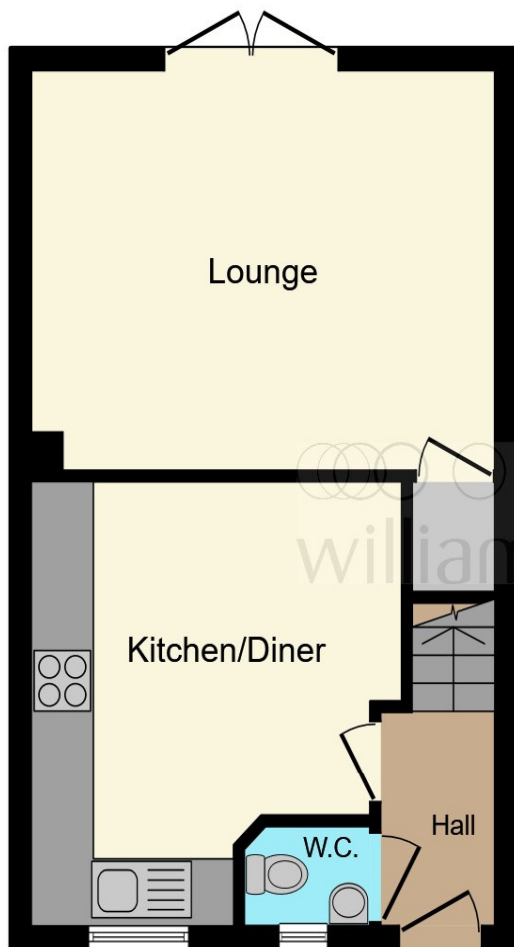


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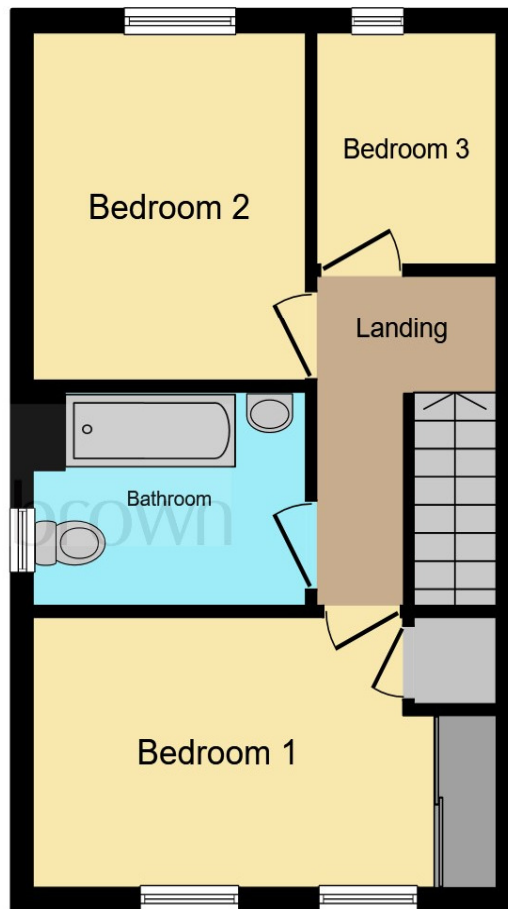
## **Wool Chase, Wakefield**

Guide price £220,000-£230,000. A three bedroom semi detached family home situated in the well sought after area of Snapethorpe Gate! Viewings highly recommend to fully appreciate what this home has to offer! Ideal for first time buyers!





**Ground Floor**



**First Floor**

### **Living Room**

15' max x 11' 5" max ( 4.57m max x 3.48m max )

### **Kitchen**

13' 3" max x 11' 6" max ( 4.04m max x 3.51m max )

### **Downstairs W.C.**

### **Bedroom One**

12' 7" max x 9' 5" max ( 3.84m max x 2.87m max )

### **Bedroom Two**

9' 8" max x 8' 4" max ( 2.95m max x 2.54m max )

### **Bedroom Three**

6' 8" max x 6' 7" max ( 2.03m max x 2.01m max )

### **Bathroom**

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.focalagent.com](http://www.focalagent.com)

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## Wool Chase, Wakefield

- Three bed semi detached
- Still within the NHBC Warranty
- Modern throughout
- Enclosed rear garden
- Off street parking

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

guide price

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAK126712 - 0005

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