



Clifton Place, WAKEFIELD WF1 3JH

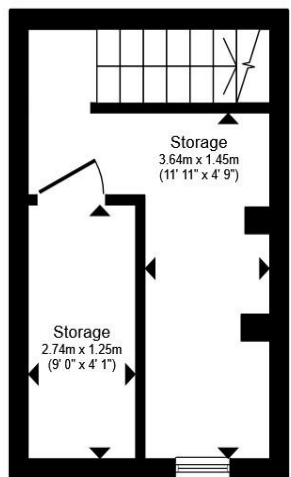
welcome to

Clifton Place, WAKEFIELD

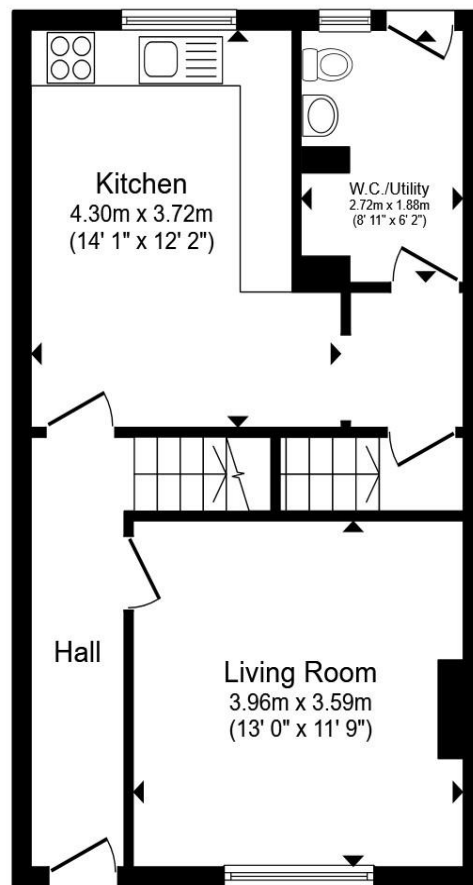
This three-bedroom Period terrace on the outskirts of Wakefield city centre has had a complete renovation and make over.

No UPPER CHAIN.

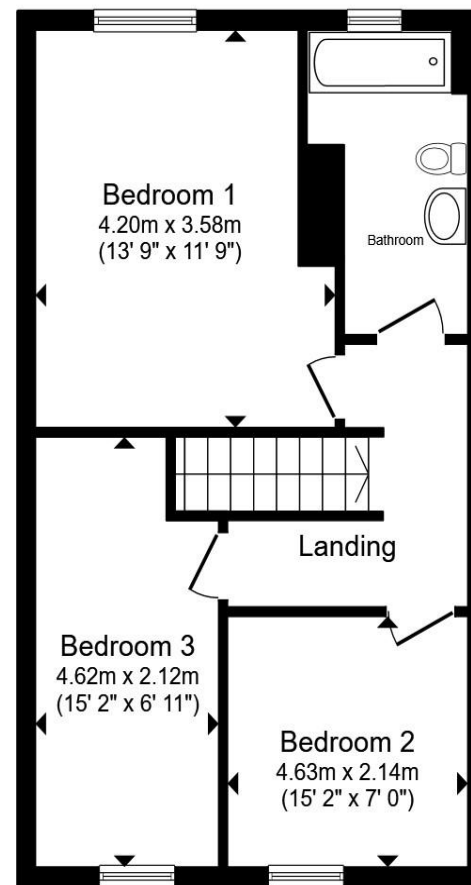




Basement



Ground Floor



First Floor

Total floor area 103.1 m² (1,109 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



Entrance Hallway

15' 1" max x 3' max (4.60m max x 0.91m max)

Kitchen

14' 10" max x 12' 2" max (4.52m max x 3.71m max)

Utility Room

8' 1" max x 5' 1" max (2.46m max x 1.55m max)

Living Room

11' 1" max x 13' max (3.38m max x 3.96m max)

Bedroom One

14' 1" max x 11' 1" max (4.29m max x 3.38m max)

Bedroom Two

15' max x 7' 1" max (4.57m max x 2.16m max)

Bedroom Three

9' 1" max x 8' 1" max (2.77m max x 2.46m max)

Bathroom

11' max x 6' 1" max (3.35m max x 1.85m max)

Buyers Aml Fee

welcome to

Clifton Place, WAKEFIELD

- Three-bedroom period terrace
- UPVC AND GCH
- Permit parking
- Utility Room
- Downstairs W.C.

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

offers in the region of

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127340



Property Ref:
WAK127340 - 0009

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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