



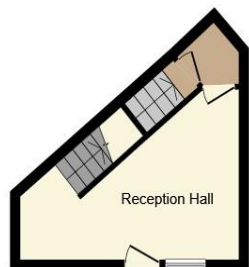
Alverthorpe Road, WAKEFIELD WF2 9PX

welcome to

Alverthorpe Road, WAKEFIELD

Guide Price £230,000-£240,000. A stylishly renovated duplex period apartment. Bang on style. Suitably positioned for the professional close to Westgate Train Station, bus routes and good links to motorway network links. Viewing advised!

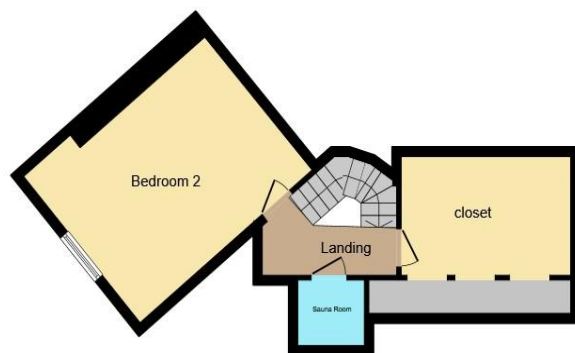




Ground Floor



First Floor



Second Floor



Entrance Hallway

13' 7" max x 10' 2" max (4.14m max x 3.10m max)

Kitchen

7' 8" max x 10' 8" max (2.34m max x 3.25m max)

Dining Room

9' max x 12' 3" max (2.74m max x 3.73m max)

Living Room

15' 11" max x 18' 11" max (4.85m max x 5.77m max)

Bedroom One

12' max x 14' 11" max (3.66m max x 4.55m max)

En-Suite

Bedroom Two

6' 2" max x 13' 3" max (1.88m max x 4.04m max)

Closet

7' 11" max x 12' 10" max (2.41m max x 3.91m max)

Bathroom

Buyers Aml Fee

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

welcome to

Alverthorpe Road, WAKEFIELD

- Two-bedroom duplex apartment
- Stylishly renovated
- Log burner
- Off road parking
- Unique and individual

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Mar 1993.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127377



Property Ref:
WAK127377 - 0012

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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