



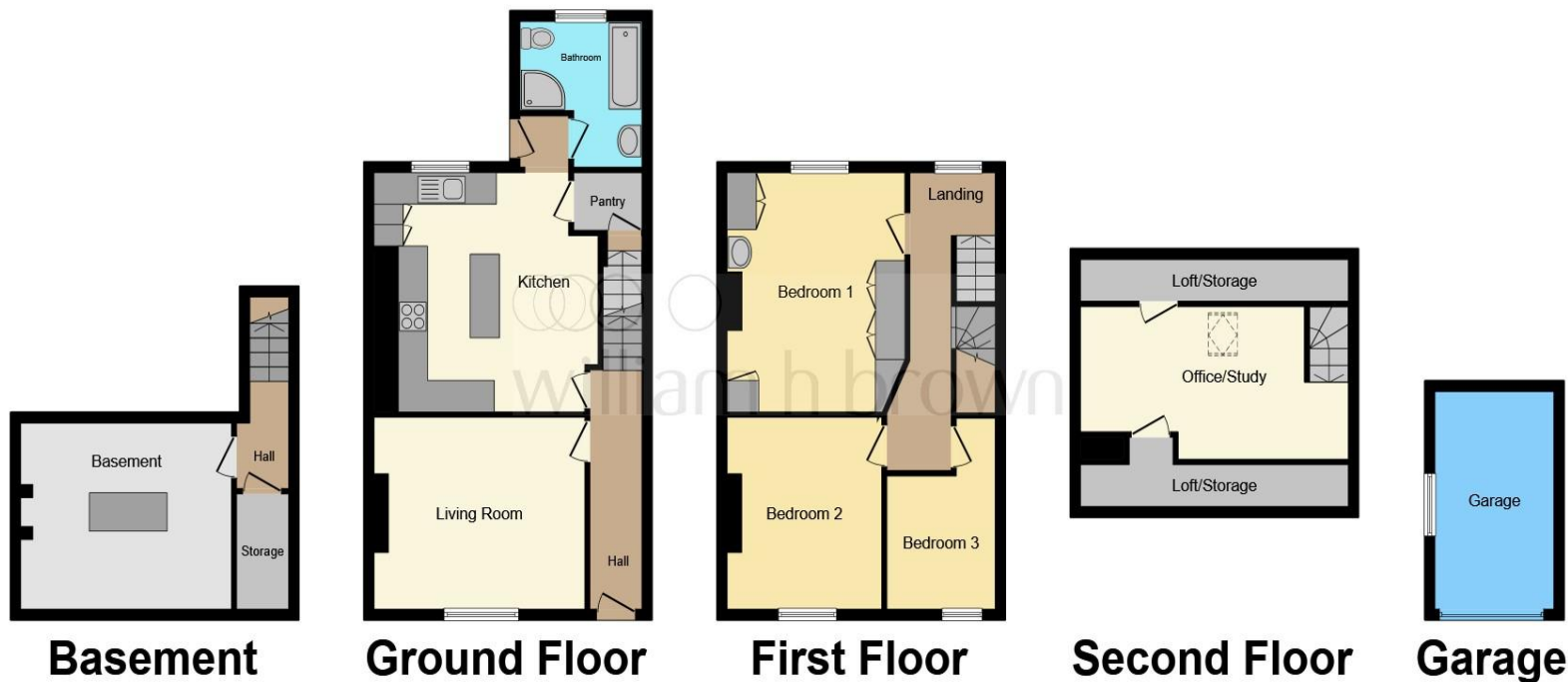
Dewsbury Road, Wakefield WF2 9BL

welcome to

Dewsbury Road, Wakefield

Welcome to the market this mature 3 bedroom mid terrace property just around the corner from Westgate, Wakefield! Offered to the market at a guide price £200,000-£210,000. VIEWINGS HIGHLY RECOMMENDED TO FULLY APPRECIATE WHAT THIS HOME HAS TO OFFER!





Lounge

Kitchen

19' 2" max x 13' 1" max (5.84m max x 3.99m max)

Bedroom One

15' 1" max x 12' 1" max (4.60m max x 3.68m max)

Bedroom Two

9' 9" max x 12' 6" max (2.97m max x 3.81m max)

Bedroom Three

12' 4" max x 7' 3" max (3.76m max x 2.21m max)

Bedroom Four

16' 8" max x 9' 4" max (5.08m max x 2.84m max)

Bathroom

Garage

13' 6" max x 8' max (4.11m max x 2.44m max)

Cellar

14' 4" max x 11' 6" max (4.37m max x 3.51m max)

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

Dewsbury Road, Wakefield

- Guide Price £200,000-£210,000
- 3 bedroom mid terrace
- Garage and on street parking
- Ideal for first time buyers
- Great location, CENTRAL WAKEFIELD

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

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK126814



Property Ref:
WAK126814 - 0007

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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