



Imperial Close, Wakefield WF2 9PF



welcome to

Imperial Close, Wakefield

Offered to the market with no onward chain, this beautifully presented three-bedroom semi-detached home is bright, airy and ready to move straight into, making it an ideal purchase for first-time buyers, growing families and professional couples alike.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

13' 1" max x 9' 1" max (3.99m max x 2.77m max)

Kitchen

18' 1" max x 6' 1" max (5.51m max x 1.85m max)

Bedroom 1

17' 1" max x 6' 1" max (5.21m max x 1.85m max)

Bedroom 2

13' 1" max x 9' 1" max (3.99m max x 2.77m max)

Bedroom 3

11' 1" max x 6' max (3.38m max x 1.83m max)





view this property online williamhbrown.co.uk/Property/WAK128841



welcome to

Imperial Close, Wakefield

- Three-bedroom semi-detached family home
- Popular residential location in Wakefield
- Spacious lounge with plenty of natural light
- Enclosed rear garden, ideal for entertaining and family enjoyment
- Three well-proportioned bedrooms

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£250,000



view this property online [williamhbrown.co.uk/Property/WAK128841](https://www.williamhbrown.co.uk/Property/WAK128841)



Property Ref:
WAK128841 - 0003

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.



william h brown



01924 381381



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,
WF1 2ED



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)