



Dewsbury Road, Wakefield WF2 9BE



welcome to

Dewsbury Road, Wakefield

True Bungalows don't come better than this. A perfect opportunity for those wanting a home with Lateral Living on an excellent plot with the potential to run a home business , This is the property for you...

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.

Entrance Hallway

12' max x 12' 1" max (3.66m max x 3.68m max)

Kitchen

15' max x 11' max (4.57m max x 3.35m max)

Living Room

15' max x 11' 1" max (4.57m max x 3.38m max)

Conservatory

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

Bedroom 1

16' max x 13' max (4.88m max x 3.96m max)

Bedroom 2

11' max x 7' max (3.35m max x 2.13m max)

Bedroom 3

15' max x 8' max (4.57m max x 2.44m max)





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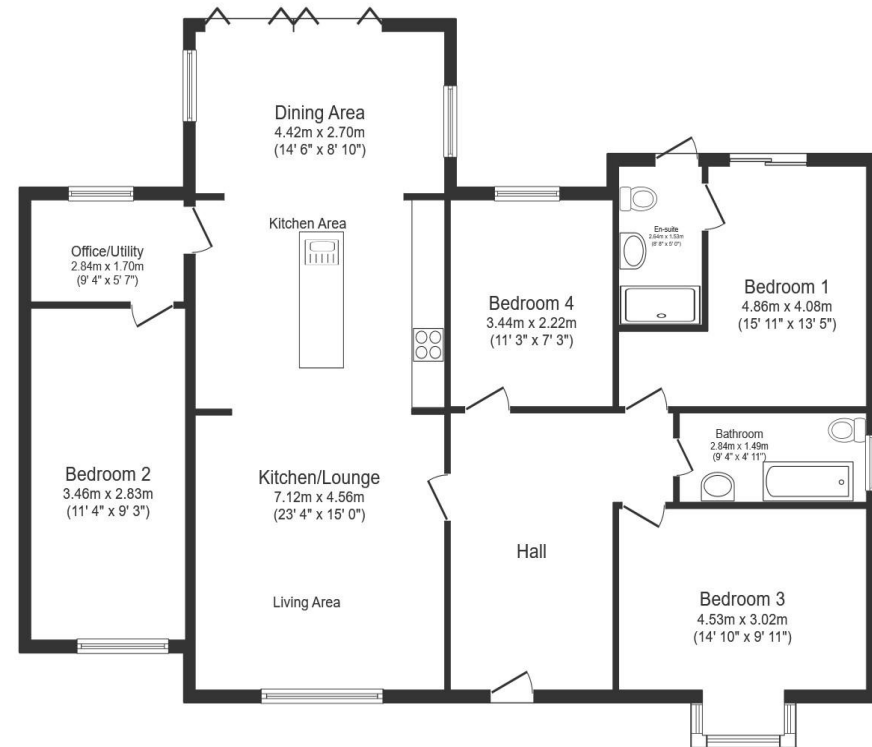
Dewsbury Road, Wakefield

- Four-Bedroom Immaculate TRUE BUNGALOW
- Superbly Renovated
- HUGE POTENTIAL FOR HOME BUSINESS
- Planning permission for five properties
- Attractively Priced

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

guide price

£475,000



Floor Plan

Floor area 138.4 sq.m. (1,489 sq.ft.)

Total floor area: 138.4 sq.m. (1,489 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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Property Ref:
WAK128683 - 0004

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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