

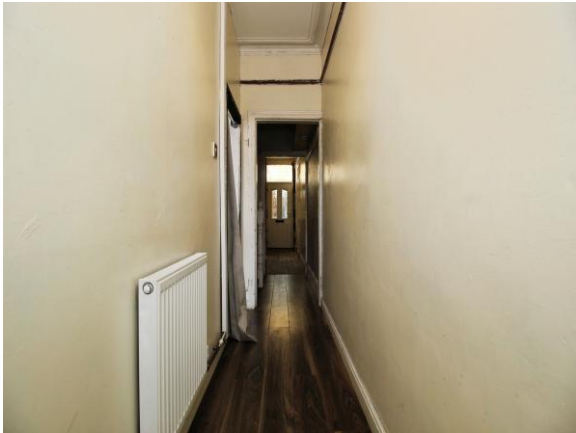


Wauchope Street, WAKEFIELD WF2 8DX

welcome to

Wauchope Street, WAKEFIELD

Price £145,000! Welcome to the market this mature 2 bedroom mid terrace property in the sought after area of Thornes, Wakefield! This home is ideal for investors or buyers wanting to put their own stamp on a home! Viewings are highly recommended to fully appreciate!





Entrance Hallway

Living Room

11' 5" max x 12' 3" max (3.48m max x 3.73m max)

Kitchen

14' 7" max x 13' 4" max (4.45m max x 4.06m max)

Conservatory

Bedroom One

15' 6" max x 12' max (4.72m max x 3.66m max)

Bedroom Two

13' 5" max x 9' 2" max (4.09m max x 2.79m 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

Wauchope Street, WAKEFIELD

- Price £145,000
- 2 bedroom mid terrace
- In need of modernisation
- Ideal for investors!
- Central Wakefield

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

£145,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK126958



Property Ref:
WAK126958 - 0006

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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