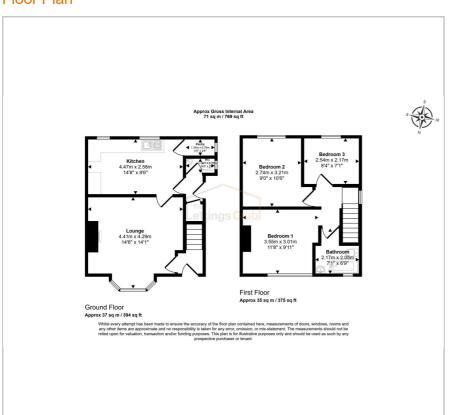


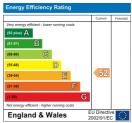


Floor Plan Area Map





## **Energy Efficiency Graph**



## Viewing

Please contact our The Lettings Club Yorkshire (South & Eastt) Office

on 0330 133 4919 if you wish to arrange a viewing annointment for this property or require further information

- Recently refurbished three- Additional ground-floor WC bedroom home
- Modern fitted kitchen
- Spacious and bright living area
- Three well-proportioned bedrooms
  Contemporary family bathroom
- Neutral décor throughout
- Ideal for families or professionals
- Excellent transport links and local
  Popular WF2 Wakefield location amenities

REFURBISHED 3-BEDROOM HOME with EXTRA WC in POPULAR WF2 LOCATION

This recently refurbished three-bedroom family home is ideally located in the popular WF2 area of Wakefield, offering modern living space with excellent local amenities and transport links close by.

Finished to a high standard throughout, the property benefits from a bright and spacious living area, a modern fitted kitchen, and the added convenience of a ground-floor WC, making it ideal for families or professional tenants. Upstairs, there are three well-proportioned bedrooms and a contemporary family

The refurbishment has been carried out with practicality and comfort in mind, creating a fresh, neutral interior ready for immediate occupation. Externally, the property offers low-maintenance outdoor space and on-street parking nearby

Well positioned for Wakefield city centre, local schools, shops, and commuter routes including the M1 motorway, this home is perfectly suited to those looking for a balance of convenience and comfortable living.

Points of Interest





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the