



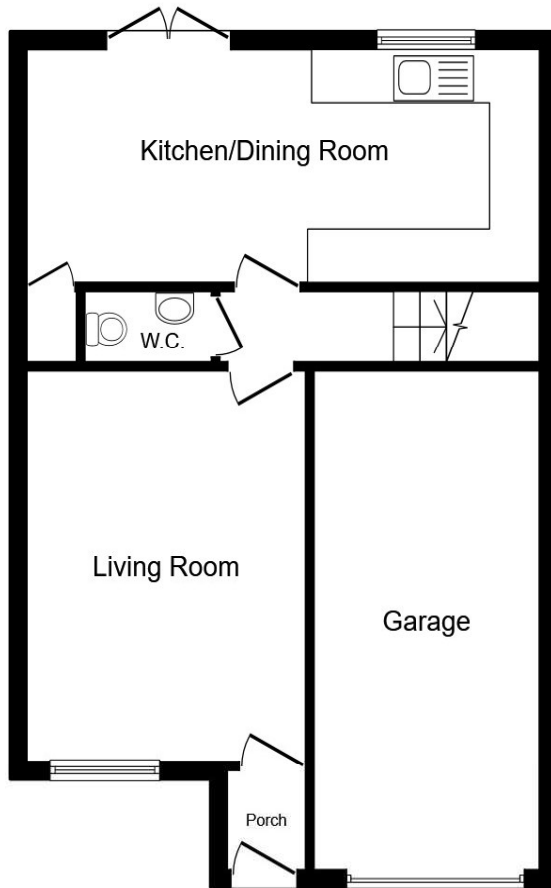
**Twine Road, WAKEFIELD WF2 8FQ**

**welcome to**

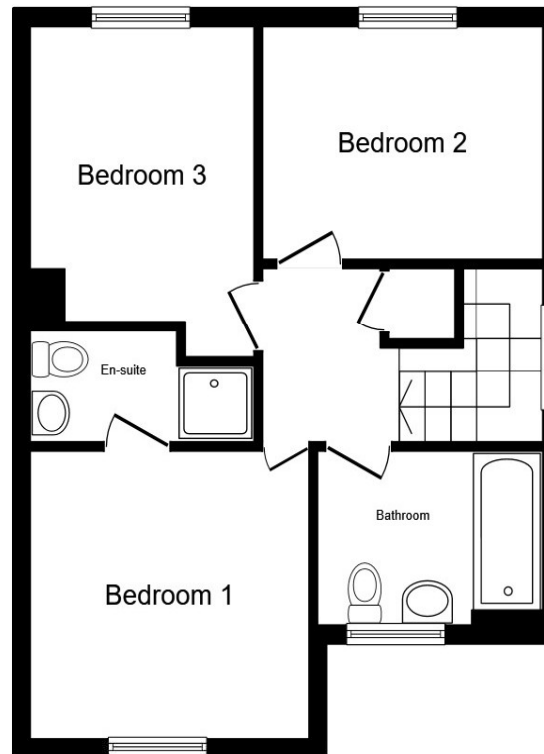
**Twine Road, WAKEFIELD**

Guide Price: £300,000 - £325,000. Situated in the popular residential area of Snapethorpe, Wakefield, this attractive three-bedroom detached family home offers well-proportioned accommodation ideal for modern family living. This home benefits from roof-mounted solar panels. Early viewing advised!





**Ground Floor**



**First Floor**

### **Lounge**

11' 3" max x 14' 6" max ( 3.43m max x 4.42m max )

### **Kitchen**

8' 7" max x 20' 5" max ( 2.62m max x 6.22m max )

### **Bedroom 1**

11' 2" max x 10' 9" max ( 3.40m max x 3.28m max )

### **Bedroom 2**

12' 7" max x 9' 2" max ( 3.84m max x 2.79m max )

### **Bedroom 3**

11' 1" max x 9' 6" max ( 3.38m max x 2.90m max )

Total floor area 98.9 m<sup>2</sup> (1,065 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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## Twine Road, WAKEFIELD

- Guide price £300,000-£325,000
- 3 bedroom detached family home
- NO UPPER CHAIN!!!
- In the sought after area of Snapethorpe, Wakefield!
- Off street parking, single garage and large rear garden

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

**£300,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK128193](http://williamhbrown.co.uk/Property/WAK128193)



Property Ref:  
WAK128193 - 0007

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