



**6 Brendan Close
Wakefield
West Yorkshire
WF2 9NB**

Offers In Excess of £160,000

bettermove

Brendan Close

Wakefield

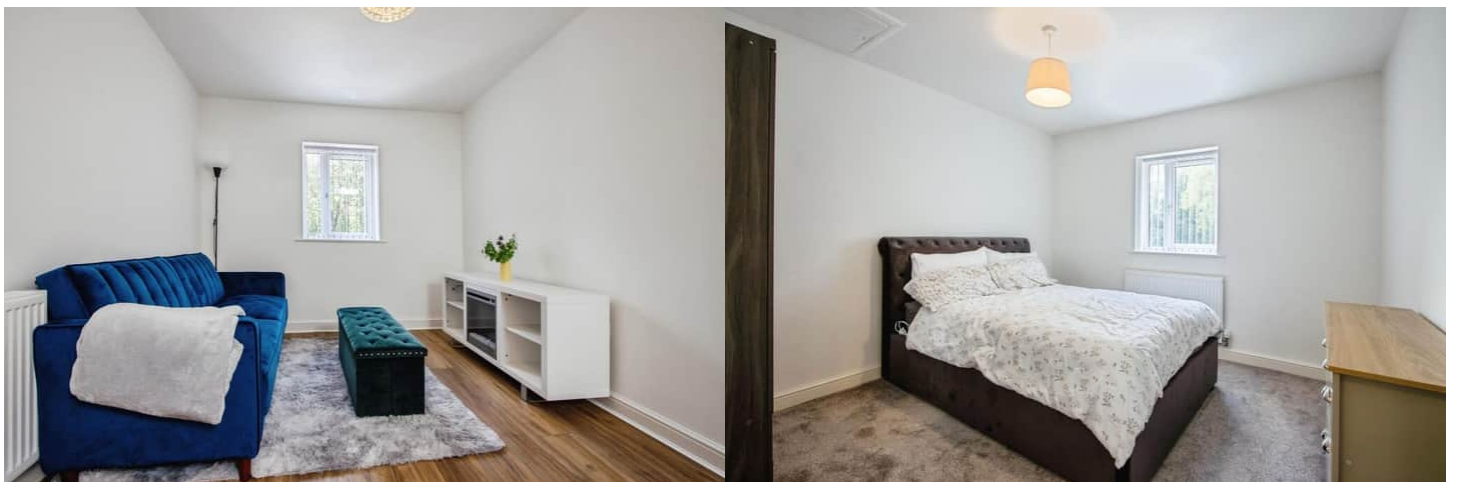
Bettermove are proud to present this 2 bedroom Coach House in the sought after area of Wakefield, available with no forward chain.

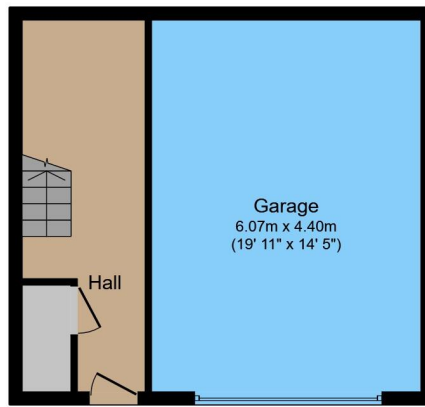
The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage. The council tax band is B.

The interior of this well presented property comprises of an entrance hallway, convenient storage cupboard and stairs leading to the first-floor landing. The first floor consist of the spacious and open plan living room with the fitted kitchen and ample space for a dining area, two double bedrooms and the family bathroom.

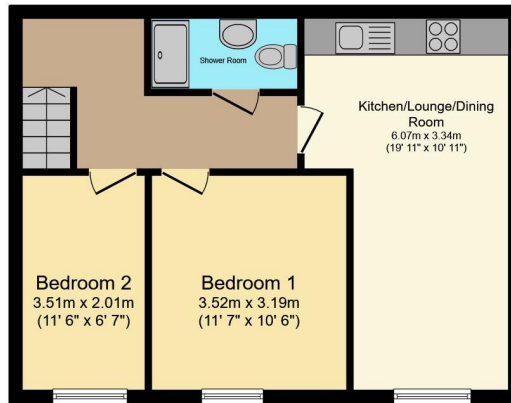
Located in the popular residential area of Wakefield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Wakefield Westgate Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Ground Floor



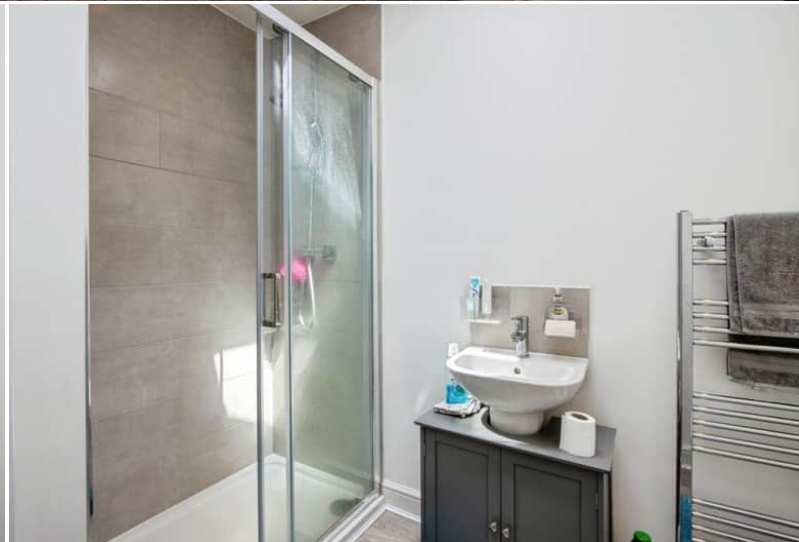
First Floor

Total floor area 87.7 sq.m. (944 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). Plan produced for Purplebricks. Powered by www.focalagent.com

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92+) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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