



278 Bradford Road

Wrenthorpe, Wakefield, WF2 0LY

Price Guide £169,950



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Entrance

Lounge

15'2" x 14'10" (4.63 x 4.53)

Kitchen

15'0" x 9'8" (4.58 x 2.96)

Bedroom One

10'2" x 8'9" (3.11 x 2.68)

Bedroom Two

11'11" x 4'11" (3.65 x 1.51)

WC

Bathroom

8'5" x 4'7" (2.57 x 1.41)

Outside

Key Features

Two Spacious Bedrooms

Both bedrooms offer generous proportions, providing comfortable living space for individuals, couples, or small families. Ideal to be used as a guest room, nursery, or home office.

Inviting Reception Room

The main living area is warm and welcoming, perfect for relaxing evenings or entertaining guests.

Functional Bathroom

The bathroom is well-appointed and ready for use, with potential for modernisation to suit your personal taste.

743 Square Feet of Living Space

A well-sized home that balances comfort and practicality, offering enough room to live, work, and unwind without feeling cramped.

Scope for Personalisation

The home may benefit from a refresh, making it an

ideal blank canvas for buyers looking to add their own style and create a truly bespoke living space.

Convenient Location Near Amenities

Situated close to local shops, services, and everyday essentials, making errands and daily life easy and efficient.

Excellent Transport Links

With quick access to the M1 motorway, commuting to nearby cities such as Leeds, Sheffield, or beyond is straightforward and hassle-free.

Off-Road Parking for One Vehicle

A valuable feature that adds convenience and peace of mind, especially in a residential area.

Ideal for First-Time Buyers or Small Families

This property offers a manageable size, great location, and potential for growth—perfect for those starting their homeownership journey.

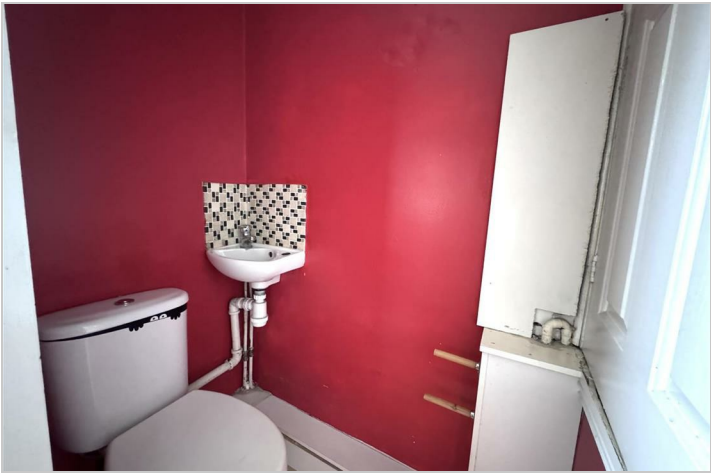
Book a Viewing

If you would like to book a viewing of this property please call one of our property advisors on 01226 771333 Monday to Friday between 9am to 5pm or visit www.psbarnsley.co.uk

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

The Property Shop, 208 Barnsley Road, Cudworth
Barnsley, S72 8UJ



Road Map



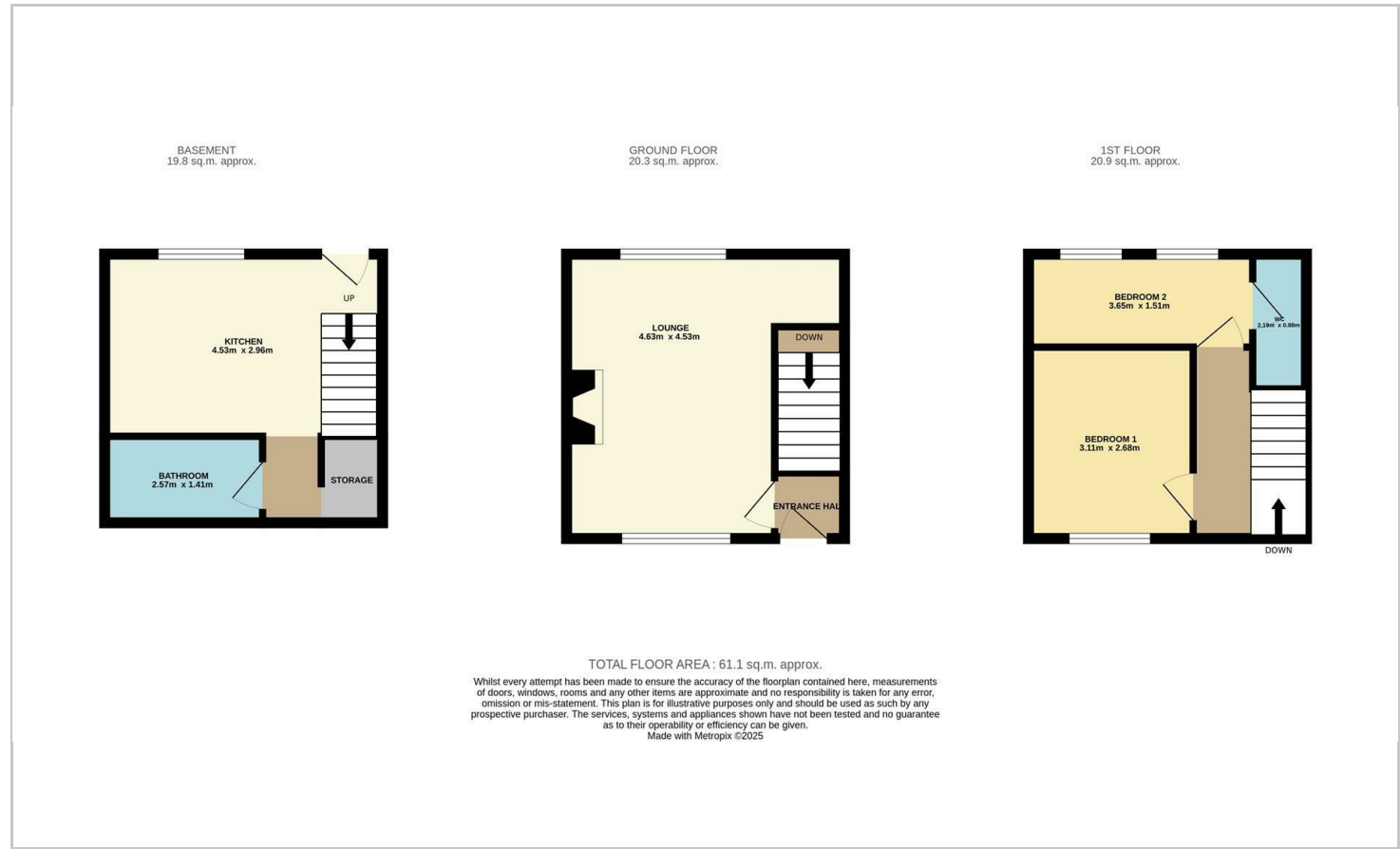
Hybrid Map



Terrain Map



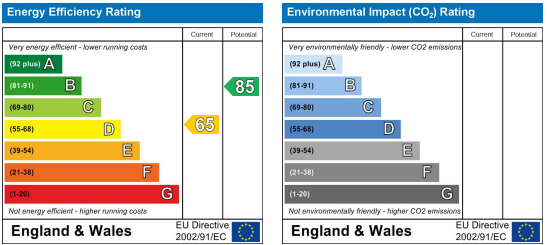
Floor Plan



Viewing

Please contact our TPS Barnsley Office on 01226 771333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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