

## 475 Barnsley Road, WF2 6BN, Wakefield



### 2 Bedroom, Bungalow

**£220,000**

- Bungalow
- 2 Beds + 2 Receptions
- 1 Bathroom
- Energy Rating : E
- Council Tax Band C
- No special accessibility
- Garage
- Separate WC

Movenowproperties are delighted to present this charming two-bedroom home, set in a desirable location. While the property requires renovation, it boasts a detached garage, an enclosed rear garden, and a private driveway. This is a fantastic investment opportunity with incredible potential to create your dream home or a lucrative rental property.

#### Entrance

Conveniently located at the rear of the property, featuring a UPVC entrance door, a radiator, and a practical storage area. A traditional stained-glass window at the front adds character and charm.

#### Kitchen

Measurements: 21' 6" x 7' 8" (6.56m x 2.33m)

Situated at the front of the property, this kitchen includes a range of wall and base units. A double-glazed window with secondary glazing overlooks the front and radiator.

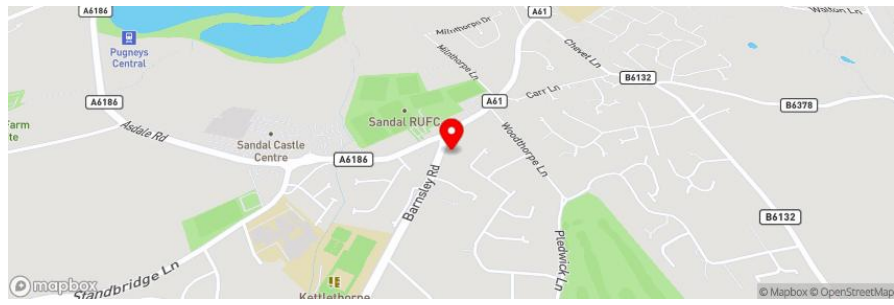
#### Dining Room

Measurements: 16' 10" x 9' 11" (5.12m x 3.02m)

Studio



Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C		
55-68	D		
39-54	E	47	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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