

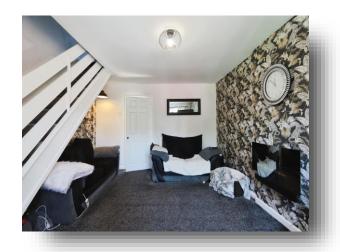
Wyedale Croft,

william h brown

welcome to

Wyedale Croft,

Guide Price £160,000 - £170,000 Located in the sought-after area of Beighton, this 2-bed semi-detached home is ideal for investors or first time buyers. It offers a modern kitchen, lounge and bathroom, enclosed rear garden, and off-street parking, with easy access to local shops, parks and schools.













Hall

Having an entrance door, radiator and side facing double glazed window. Stairs leads to the first floor accommodation.

Lounge

15' \times 13' 7" (4.57m \times 4.14m) Front facing double glazed window and two radiators.

Kitchen

12' 9" x 8' 1" (3.89m x 2.46m)

Having a range of wall and base units, inset sink with rolled edge works surfaces and tiled splash backs. Cooker position, space and plumbing for washing machine. Rear facing double glazed window and radiator. A door leads to the garden.

Landing

Loft access can be obtained,

Bedroom One

12' 5" not inc recess x 9' 5" (3.78m not inc recess x 2.87m) Front facing double glazed window and radiator.

Bedroom Two

11' 4" \times 7' 2" ($3.45m \times 2.18m$) Rear facing double glazed window, radiator and laminate flooring.

Bathroom

A suite comprising bath with shower above, vanity sink unit and concealed wc. Radiator and rear facing double glazed window.

Garden

To the rear of the property is an enclosed low maintenance garden and pave seating area.

Drive

There is a drive to the front of the property.





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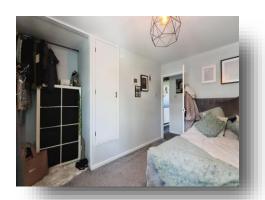
- Semi detached property
- Two bedrooms
- Cul de sac position
- Ideal for first time buyers
- No chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114343

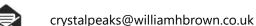


Property Ref: CPK114343 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





william h brown



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