



Hornbeam Avenue, Wakefield WF2 0TY

welcome to

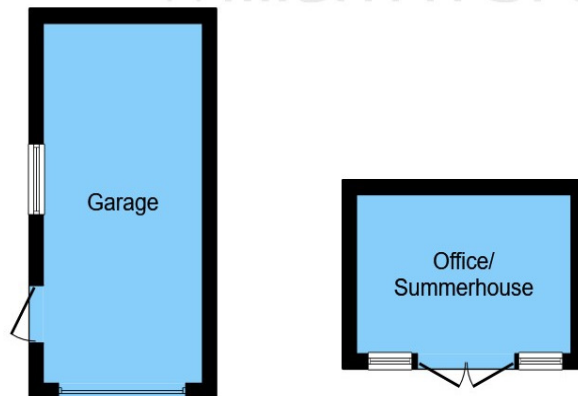
Hornbeam Avenue, Wakefield

Offers over £250,000. An immaculate and stylishly presented 2 Bedroom Detached True Bungalow located on the outskirts of Wakefield City Centre. Viewing essential to appreciate this delightful home.





Floor Plan
william h brown



Outbuilding

Entrance Hallway

Living/diner

16' 9" x 1' 7" max (5.11m x 0.48m max)

Kitchen

10' 7" x 8' 9" max (3.23m x 2.67m max)

Conservatory

7' 8" x 7' 9" (2.34m x 2.36m)

Bedroom 1

13' 3" x 9' 9" max (4.04m x 2.97m max)

Bedroom 2

10' 4" x 8' 8" (3.15m x 2.64m)

Shower Room

Exterior

Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Hornbeam Avenue, Wakefield

- Superbly and Stylishly Presented 2 Bedroom Detached True Bungalow
- Landscaped Gardens and Summerhouse
- Conservatory
- Off Road Parking and Garage
- Excellent proximity to Wakefield City Centre

Tenure: Freehold EPC Rating: D

offers over

£250,000

directions to this property:

Leave William H Brown via Balne Lane. Take a right onto Silcoates Street. Drive 0.3 miles turn right onto Blackthorn Way. Turn left onto Hornbeam Avenue.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK122725



Property Ref:
WAK122725 - 0017

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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