



Ledgard Drive, Durkar WAKEFIELD WF4 3BT

welcome to

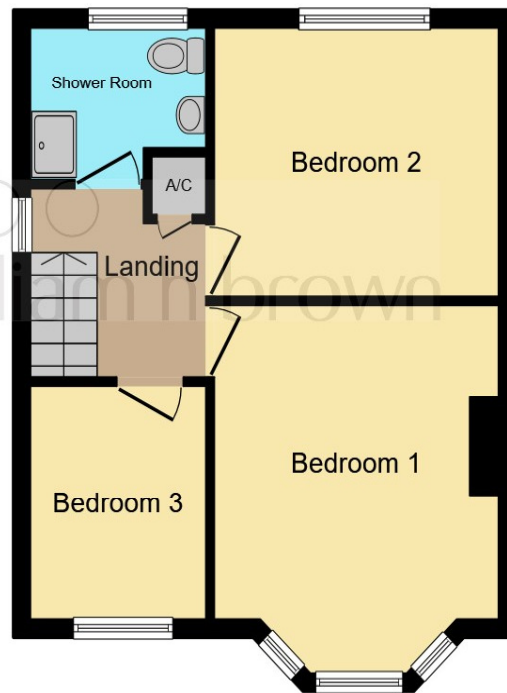
Ledgard Drive, Durkar WAKEFIELD

3 bedroom characterful Semi in need of some cosmetic upgrade. The property has generous off road parking, good size garage and gardens to both front and rear. Excellent proximity to local schools, motorway network links and ideal for the first time buyer and growing family. No Upper Chain.

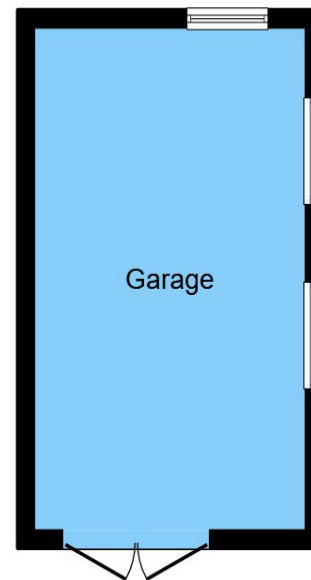




Ground Floor



First Floor



Garage

Entrance Hallway

Kitchen

8' 2" x 8' 5" max (2.49m x 2.57m max)

Living Room

16' 1" x 11' max (4.90m x 3.35m max)

Dining Room

9' 11" x 8' 4" max (3.02m x 2.54m max)

Conservatory

10' 2" x 7' 9" (3.10m x 2.36m)

First Floor Landing

Bedroom 1

14' 7" x 11' 1" max (4.45m x 3.38m max)

Bedroom 2

11' 7" x 10' 11" max (3.53m x 3.33m max)

Bedroom 3

7' 5" x 6' 7" (2.26m x 2.01m)

Bathroom

Exterior

Garage

18' 7" x 11' 2" (5.66m x 3.40m)

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

Ledgard Drive, Durkar WAKEFIELD

- 3 Bedroom Characterful Semi
- In need of some cosmetic upgrade
- Attractively Priced
- No Upper Chain
- Good Motorway Transport Links

Tenure: Freehold EPC Rating: D

offers in the region of

£220,000



directions to this property:

Leave William H Brown via Northgate. Take a left onto Ings Road. At the roundabout take the 3rd exit onto Denby Dale Road/A636. Continue and take the 2nd exit to remain on Denby Dale Road. Take the 1st exit onto Durkar Low Lane. Take a right onto Ledgard Drive.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK124281



Property Ref:
WAK124281 - 0006

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.



william h brown



01924 381381



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,
WF1 2ED



williamhbrown.co.uk