



Sinclair Garth, Wakefield WF2 6RE

welcome to

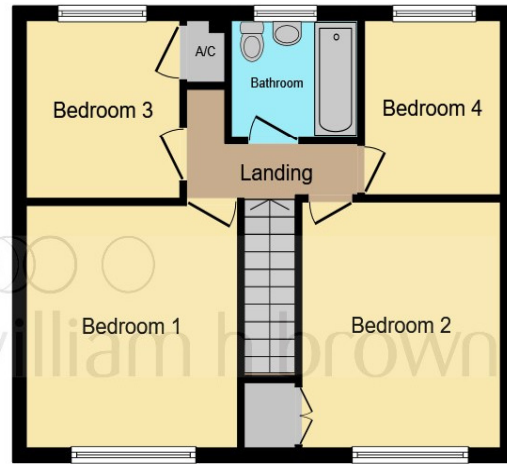
Sinclair Garth, Wakefield

A DETACHED FAMILY HOME located in the ever popular location of SANDAL. The property is offered with NO CHAIN meaning early completion is available. The accommodation is SPACIOUS and ideal for the GROWING FAMILY. Close by is the beautiful NATURE RESERVE of Pugneys Country Park.

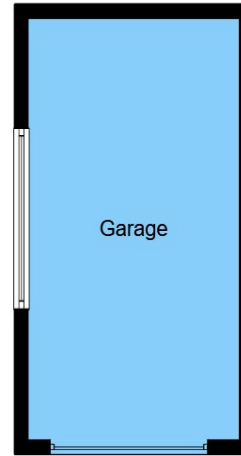




Ground Floor



First Floor



Garage

Entrance Hallway

Cloakroom

Lounge

20' 7" max x 10' 9" max (6.27m max x 3.28m max)

Dining Room

8' 2" max x 13' 2" max (2.49m max x 4.01m max)

Kitchen

12' 11" max x 10' 2" max (3.94m max x 3.10m max)

First Floor

Bedroom 1

11' 8" max x 11' 4" max (3.56m max x 3.45m max)

Bedroom 2

11' 8" max x 10' 11" max (3.56m max x 3.33m max)

Bedroom 3

8' 5" max x 8' 1" max (2.57m max x 2.46m max)

Bedroom 4

8' 5" max x 7' 5" max (2.57m max x 2.26m max)

Bathroom

Outside

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.

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- FOUR BEDROOM detached house
- Single GARAGE with up and over door and DRIVEWAY providing parking for a further 2 to 3 vehicles
- SPACIOUS kitchen overlooking the rear garden
- Family sized accommodation
- POPULAR location to the South of the city

Tenure: Freehold EPC Rating: D

£325,000



view this property online williamhbrown.co.uk/Property/WAK124751

Please note the marker reflects the postcode not the actual property



Property Ref:
WAK124751 - 0010

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.



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