



Pilkington Close, WAKEFIELD WF1 4FF

welcome to

Pilkington Close, WAKEFIELD

A beautifully presented modern and contemporary townhouse on the new development super proximity to amenities.





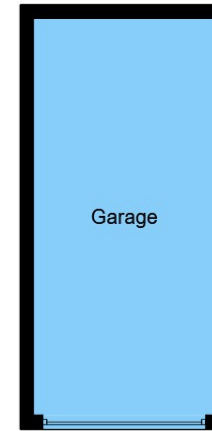
Ground Floor



First Floor



Second Floor



Garage

Entrance Hallway

13' 8" max x 6' 9" max (4.17m max x 2.06m max)

Lounge

13' 9" max x 12' 6" max (4.19m max x 3.81m max)

Kitchen

9' max x 17' 6" max (2.74m max x 5.33m max)

First Floor

Bedroom 2

12' 4" max x 9' 6" max (3.76m max x 2.90m max)

Bedroom 3

11' 7" max x 8' 5" max (3.53m max x 2.57m max)

Bedroom 4

8' 5" max x 6' 4" max (2.57m max x 1.93m max)

Bathroom

9' 2" max x 5' 6" max (2.79m max x 1.68m max)

Second Floor

Bedroom 1

18' 8" max x 15' 2" max (5.69m max x 4.62m max)

En Suite

10' 8" max x 5' 6" max (3.25m max x 1.68m max)

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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Pilkington Close, WAKEFIELD

- A superb four bedroom modern townhouse
- Excellent size, garage and driveway
- Car charging port in Garage
- Stunning master suite
- Excellent proximity to amenities

Tenure: Freehold EPC Rating: B

offers in the region of

£315,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK124700



Property Ref:
WAK124700 - 0008

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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