



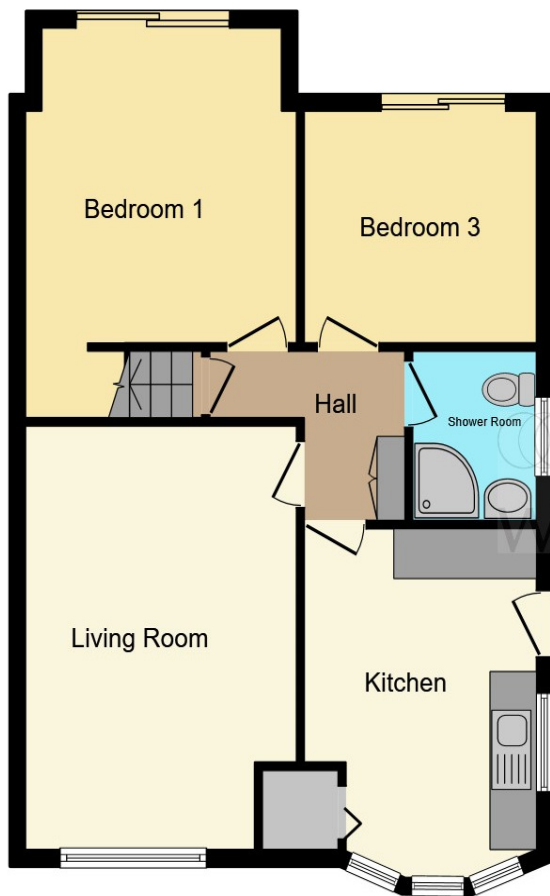
Grove Park, Calder Grove Wakefield WF4 3BZ

welcome to

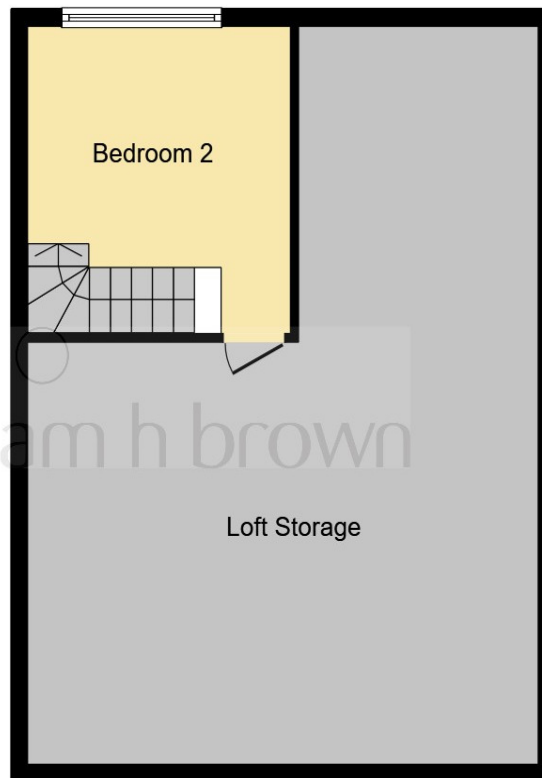
Grove Park, Calder Grove Wakefield

Offers Over £220,000 Immaculately presented three bedroom dormer bungalow. Fantastic location. Convenient location close to motorway network links and schools. No upper chain.

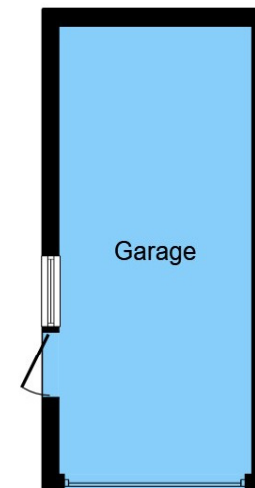




Ground Floor



First Floor



Garage

Entrance Hallway

Lounge

11' 5" max x 15' 9" max (3.48m max x 4.80m max)

Kitchen

14' 1" max x 10' 8" max (4.29m max x 3.25m max)

Bedroom 1

13' 6" max x 11' 5" max (4.11m max x 3.48m max)

Bedroom 2

10' 1" max x 9' 4" max (3.07m max x 2.84m max)

Bathroom

6' 6" max x 5' 8" max (1.98m max x 1.73m max)

First Floor

Bedroom 3

12' 8" max x 10' 9" max (3.86m max x 3.28m max)

Outbuilding

18' 2" max x 8' 7" max (5.54m max x 2.62m 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.

welcome to

Grove Park, Calder Grove Wakefield

- Offers Over £220,000
- Three bedroom immaculate dormer bungalow
- Garage
- Extended bedroom one
- No upper chain

Tenure: Freehold EPC Rating: D

offers over

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK124608



Property Ref:
WAK124608 - 0015

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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