



Briar Grove, Wakefield WF1 5LT



welcome to

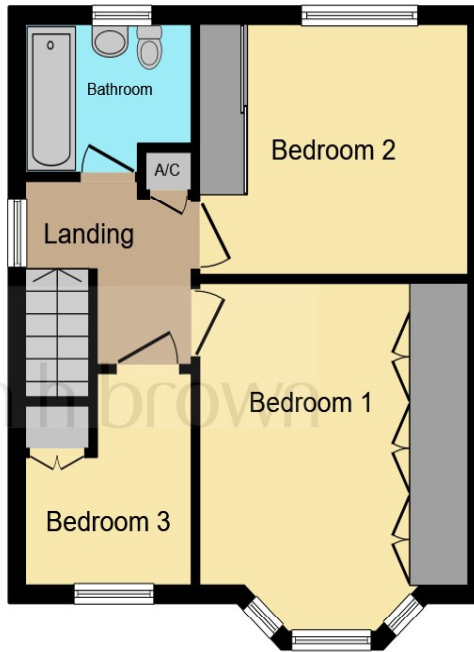
Briar Grove, Wakefield

A three bedroom semi detached home located on a secluded and sought after cul-de-sac area in Wakefield. Properties in this cul-de-sac rarely come on the market.

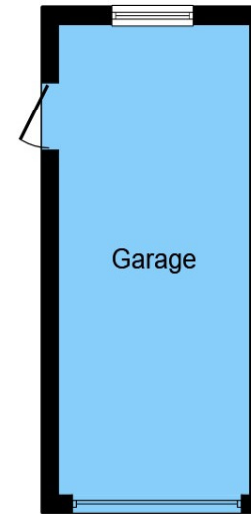




Ground Floor



First Floor



Garage

Entrance Hallway

Kitchen

9' 8" max x 9' 8" max (2.95m max x 2.95m max)

Living Room

24' 1" max x 10' 9" max (7.34m max x 3.28m max)

Conservatory

10' 3" max x 4' 1" max (3.12m max x 1.24m max)

First Floor Landing

Bedroom

14' 5" max x 11' 4" max (4.39m max x 3.45m max)

Bedroom

11' 8" max x 8' 7" max (3.56m max x 2.62m max)

Bedroom

8' 3" max x 6' 7" max (2.51m max x 2.01m max)

Bathroom

Exterior

Greenhouse

Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Briar Grove, Wakefield

- An attractive, three bedroom mature semi detached home.
- Excellent sized garden.
- In need of cosmetic upgrade.
- Close to Sandal and Agbrigg train station .
-

Tenure: Freehold EPC Rating: E

£190,000



view this property online williamhbrown.co.uk/Property/WAK124623



Property Ref:
WAK124623 - 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

Please note the marker reflects the
postcode not the actual property