



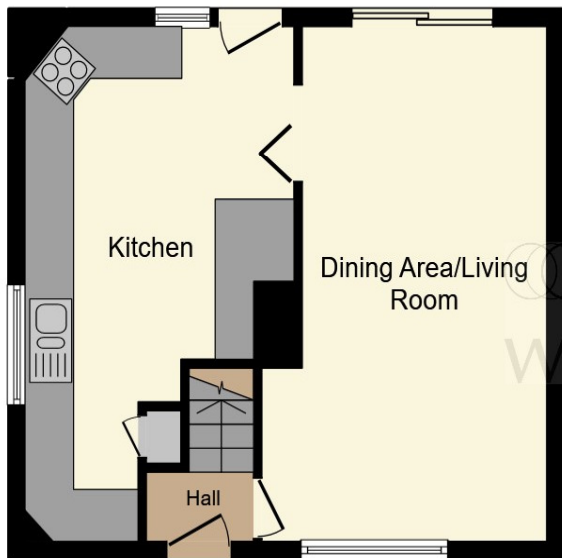
Hillcrest, Havercroft Wakefield WF4 2EW

welcome to

Hillcrest, Havercroft Wakefield

We are thrilled to bring to the market this excellent three bedroom semi detached property set in the semi-rural location of Ryhill.

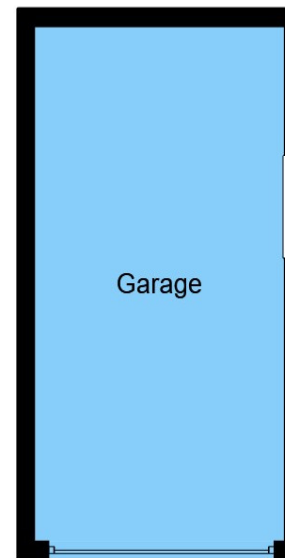




Ground Floor



First Floor



Garage

Entrance

Living Room

11' 6" max x 19' 7" max (3.51m max x 5.97m max)

Kitchen

19' 6" max x 11' 1" max (5.94m max x 3.38m max)

First Floor Landing

Bedroom One

10' 7" max x 11' 7" max (3.23m max x 3.53m max)

Bedroom Two

10' 1" max x 14' 1" max (3.07m max x 4.29m max)

Bedroom Three

10' 8" max x 6' 6" max (3.25m max x 1.98m max)

Bathroom

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

Hillcrest, Havercroft Wakefield

- Three Generous Sized Bedrooms
- Off Street Parking
- Enclosed Rear Gardens
- Fantastic Location
- Modernised Throughout

Tenure: Freehold EPC Rating: D

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125138



Property Ref:
WAK125138 - 0002

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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