

Micklewait Avenue, Crigglestone Wakefield WF4 3FX



welcome to

Micklewait Avenue, Crigglestone Wakefield

This Two-bedroom first floor apartment is beautifully and stylishly presented throughout and boasts light and space. Excellent proximity to Motorway network Links.















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

Entrance

Open Plan Kitchen/Living Room

11' 4" max x 15' 5" max (3.45m max x 4.70m max)

Bedroom 1

14' 3" max x 8' 6" max (4.34m max x 2.59m max)

Bedroom 2

8' 6" max x 7' 5" max (2.59m max x 2.26m max)

Bathroom

Exterior

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Micklewait Avenue, Crigglestone Wakefield

- Two-bedroom First Floor Apartment
- Immaculately Presented
- Open Plan Living
- Allocated Parking
- Bright and Airy

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£140,000





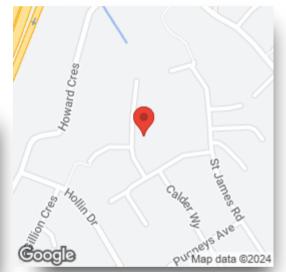
view this property online williamhbrown.co.uk/Property/WAK125377



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.

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Please note the marker reflects the postcode not the actual property

william h brown



01924 381381

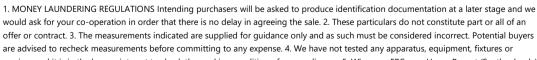


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