



Eastville Road, Sharlston Common Wakefield WF4 1AX

welcome to

Eastville Road, Sharlston Common Wakefield

Mortgagees in possession are now in receipt of an offer for the sum of £110,000 for 20 Eastville Road, Sharlston Common, WF4 1AX. Anyone wishing to place an offer on the property should contact William H Brown, Wakefield before exchange of contracts or within the next 7 days whichever is sooner.





Living Room

15' max x 14' 1" max (4.57m max x 4.29m max)

Kitchen

Bedroom One

14' 4" max x 10' 6" max (4.37m max x 3.20m max)

Bedroom Two

8' 5" max x 10' 7" max (2.57m max x 3.23m max)

Bathroom

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Eastville Road, Sharlston Common Wakefield

- Two Double Bedrooms
- Two Reception Rooms
- Front & Rear Garden
- Huge Potential
- Large Plot

Tenure: Freehold EPC Rating: D

£100,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WAK125876](https://www.williamhbrown.co.uk/Property/WAK125876)



Property Ref:
WAK125876 - 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.



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