



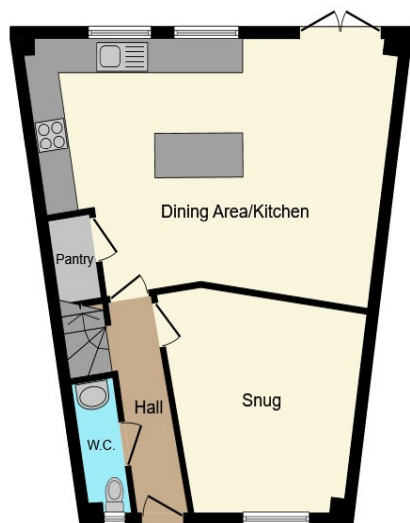
Holly Crescent, East Ardsley WAKEFIELD WF3 2LY

welcome to

Holly Crescent, East Ardsley WAKEFIELD

Guide price £285,000-£295,000. A deceptively spacious four bed townhouse situated in the highly popular family's residential development in East Ardsley not to be missed! This home is well presented throughout offering lots of space which is ideal for the growing family's.

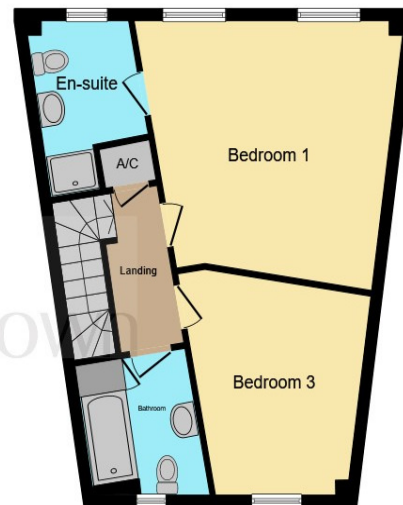




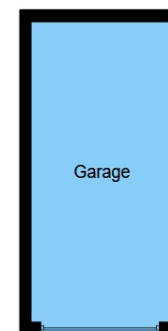
Ground Floor



First Floor



Second Floor



Garage

Entrance

Snug

10' 7" max x 12' 3" max (3.23m max x 3.73m max)

Kitchen/ Dining Room

14' 3" max x 21' 3" max (4.34m max x 6.48m max)

Downstairs W/C

First Floor Landing

Living Room

15' 7" max x 22' 3" max (4.75m max x 6.78m max)

Bedroom Two

11' 1" max x 14' max (3.38m max x 4.27m max)

Bedroom Four

7' 9" max x 7' 3" max (2.36m max x 2.21m max)

Second Floor Landing

Bedroom One

12' 5" max x 13' 4" max (3.78m max x 4.06m max)

En Suite

Bedroom Three

11' max x 11' 8" max (3.35m max x 3.56m 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

Holly Crescent, East Ardsley WAKEFIELD

- Guide price £285,000-295,000.
- Four Bedroom mid townhouse
- Master with en-suite
- Driveway
- Enclosed rear garden

Tenure: Freehold EPC Rating: C

guide price

£285,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125106



Property Ref:
WAK125106 - 0007

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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