



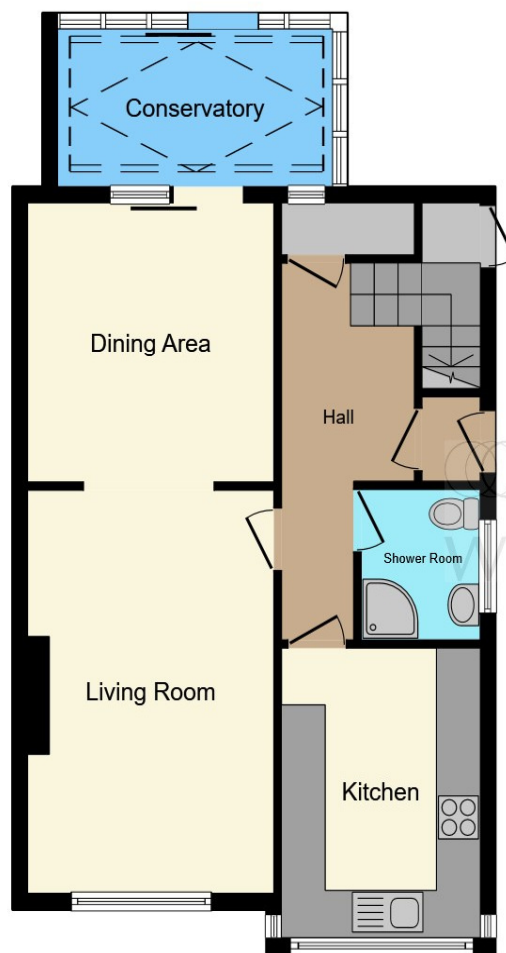
Lindale Mount, Wakefield WF2 0BH

welcome to

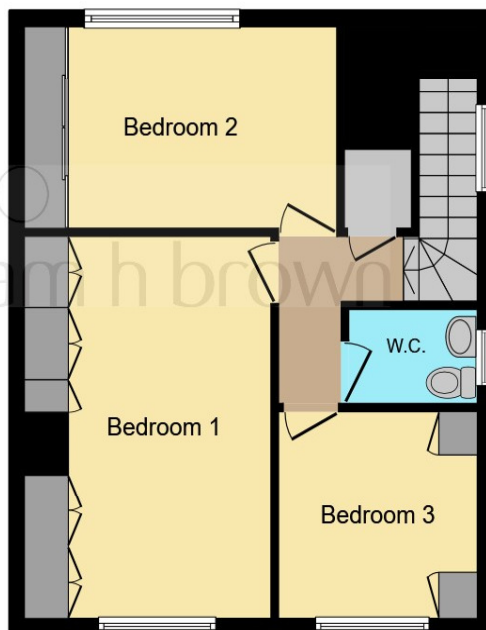
Lindale Mount, Wakefield

Guide Price of £235,000-£245,000. A three bedroom semi-detached home perfectly suited for families and professionals. Lindale Mount is located in a popular residential area in Wrenthorpe. NO UPPER CHAIN!

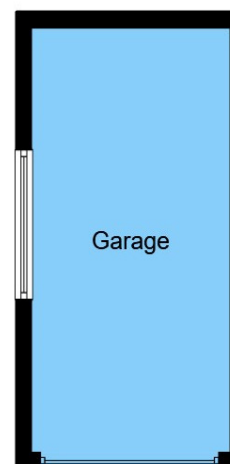




Ground Floor



First Floor



Garage

Entrance Hallway

15' 6" max x 6' 9" max (4.72m max x 2.06m max)

Kitchen

12' 7" max x 5' 7" max (3.84m max x 1.70m max)

Dining Room

11' 6" max x 11' 11" max (3.51m max x 3.63m max)

Living Room

16' 9" max x 11' 3" max (5.11m max x 3.43m max)

Conservatory

6' 3" max x 12' 4" max (1.91m max x 3.76m max)

First Floor Landing

Bedroom 1

15' 6" max x 10' 9" max (4.72m max x 3.28m max)

Bedroom 2

8' 3" max x 13' 6" max (2.51m max x 4.11m max)

Bedroom 3

9' 2" max x 8' 7" max (2.79m max x 2.62m max)

Bathroom

Exterior

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

Lindale Mount, Wakefield

- Three bedroom semi-detached home
- Corner Plot
- Conservatory
- Garage
- Two reception Rooms

Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers in the region of

£235,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK124653



Property Ref:
WAK124653 - 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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