



Thornleigh Avenue, WAKEFIELD WF2 7RJ

welcome to

Thornleigh Avenue, WAKEFIELD

Guide price £240,000 - £250,000. We welcome to the market this superbly presented three bedroom semi detached bungalow placed on a excellent corner plot offering larger than average garden space. If you are searching for a property like this one, please contact us today and arrange your viewing!





Entrance

Living Room

21' 2" max x 11' 7" max (6.45m max x 3.53m max)

Kitchen

9' 1" max x 13' 1" max (2.77m max x 3.99m max)

Bedroom 1

10' 5" max x 16' 3" max (3.17m max x 4.95m max)

Bedroom 2

10' 4" max x 9' 6" max (3.15m max x 2.90m max)

Bedroom 3

7' 5" max x 9' 2" max (2.26m max x 2.79m max)

Bathroom

Exterior

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

Thornleigh Avenue, WAKEFIELD

- Semi Detached Three Bedroom
- Large Wrap Around Garden
- Off Street Parking
- Sought After Location
- Garage

Tenure: Freehold EPC Rating: D

guide price

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125430



Property Ref:
WAK125430 - 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.

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