



Blackwell Crescent, Wakefield WF1 4FZ

welcome to

Blackwell Crescent, Wakefield

Presented to the current market is this excellent example of a four bedroom detached modern home in Wakefield. We most highly advise viewings on this property to completely appreciate and understand what is on offer, as this is not a home to miss! Enquire with us today!!!

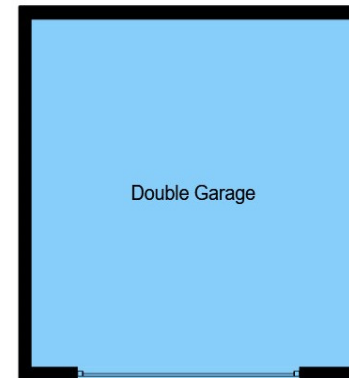




Ground Floor



First Floor



Garage

Entrance

Living Room

14' 5" max x 12' 2" max (4.39m max x 3.71m max)

Family Room

22' 4" max x 11' 2" max (6.81m max x 3.40m max)

Kitchen

10' 4" max x 11' 2" max (3.15m max x 3.40m max)

First Floor Landing

Bedroom 1

16' 2" max x 12' 5" max (4.93m max x 3.78m max)

En Suite

Bedroom 2

10' 2" max x 11' 1" max (3.10m max x 3.38m max)

Bedroom 3

10' 2" max x 10' 2" max (3.10m max x 3.10m max)

Bedroom 4

9' 7" max x 11' 3" max (2.92m max x 3.43m 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

Blackwell Crescent, Wakefield

- Detached
- Four Double Bedrooms
- Detached Double Garage
- Off Street Parking
- Open Plan Kitchen / Dining / Living

Tenure: Freehold EPC Rating: B

offers over

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125855



Property Ref:
WAK125855 - 0004

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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