



Kingsley Avenue, Milnthorpe Wakefield WF2 7EA

welcome to

Kingsley Avenue, Milnthorpe Wakefield

We offer this well presented three bedroom semi-detached home to the current market with plenty on offer. This home is placed in a sought-after location in Wakefield and we most highly recommend early viewings to avoid any disappointment of missing out!



Entrance Hallway**Living Room**

11' 2" max x 20' 6" max (3.40m max x 6.25m max)

Dining Room

7' 8" max x 15' 6" max (2.34m max x 4.72m max)

Kitchen

9' 7" max x 9' 4" max (2.92m max x 2.84m max)

First Floor Landing**Bedroom 1**

9' 9" max x 14' 1" max (2.97m max x 4.29m max)

Bedroom 2

13' 1" max x 10' 7" max (3.99m max x 3.23m max)

Bedroom 3

7' 4" max x 7' 6" max (2.24m max x 2.29m max)

Bathroom

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- Two Double Bedrooms
- Semi Detached
- Single Garage
- Modern Throughout
- Off Street Parking

Tenure: Freehold EPC Rating: D

offers in the region of

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAK126309 - 0010

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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