



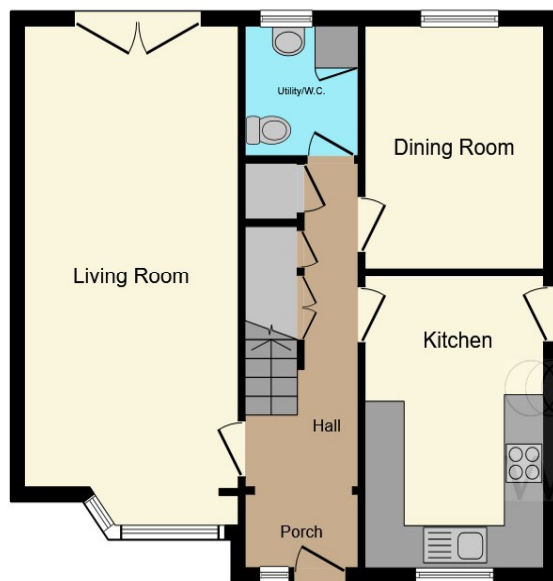
Westways Rise, Wrenthorpe WAKEFIELD WF2 0TD

welcome to

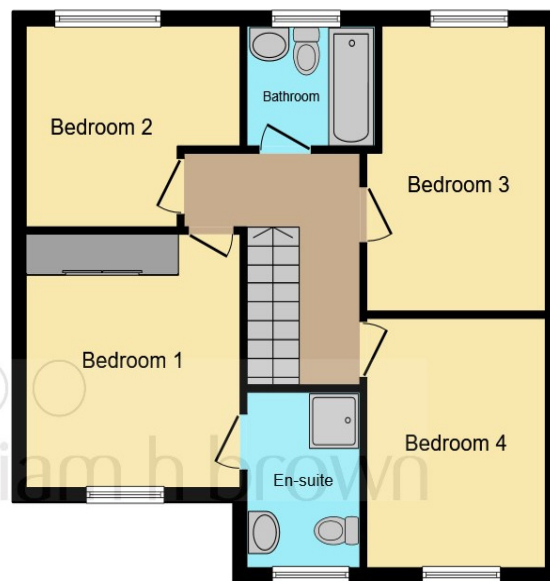
Westways Rise, Wrenthorpe WAKEFIELD

Guide price £390,000-£400,000. A four bedroom detached family home situated in a cul-de-sac in the highly sought after and desirable location of Wrenthorpe, not to be missed! Viewings highly recommended to fully appreciate what this home has to offer.

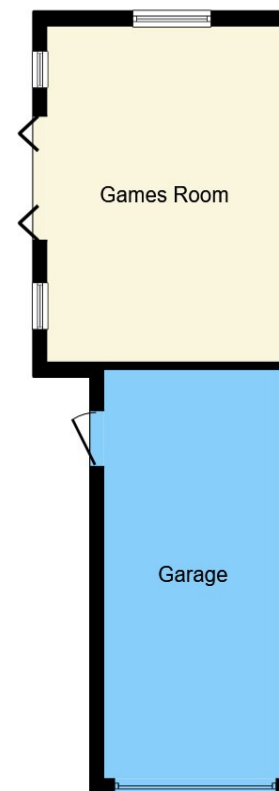




Ground Floor



First Floor



Outbuilding

Living Room

10' 2" max x 22' 8" max (3.10m max x 6.91m max)

Dining Room

8' 7" max x 12' 4" max (2.62m max x 3.76m max)

Kitchen

13' 7" max x 8' 7" max (4.14m max x 2.62m max)

Utility Room

13' 7" max x 8' 7" max (4.14m max x 2.62m max)

Bedroom One

11' 2" max x 10' 6" max (3.40m max x 3.20m max)

Bedroom Two

11' 2" max x 8' 6" max (3.40m max x 2.59m max)

Bedroom Three

9' max x 13' max (2.74m max x 3.96m max)

Bedroom Four

10' 2" max x 10' 9" max (3.10m max x 3.28m 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

Westways Rise, Wrenthorpe WAKEFIELD

- Four Bedroom Detached Family Home
- Master en-suite
- Driveway and garage
- Enclosed rear garden
- Two reception rooms

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£390,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK126338



Property Ref:
WAK126338 - 0012

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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