

Sandpiper Mews, Calder Grove Wakefield WF4 3FG



welcome to

Sandpiper Mews, Calder Grove Wakefield

This three-bedroom end townhouse is offered to the market with NO UPPER CHAIN. Would make an ideal family home















Entrance Hallway 14' 3" max x 7' 1" max (4.34m max x 2.16m max)

Kitchen/Dining Room
17' max x 12' 6" max (5.18m max x 3.81m max)

Living Room 17' 7" max x 10' 6" max (5.36m max x 3.20m max)

Bedroom One

14' 8" max x 10' 3" max (4.47m max x 3.12m max)

Bedroom Two

16' 7" max x 9' 9" max (5.05m max x 2.97m max)

Bedroom Three

16' 9" max x 10' 3" max (5.11m max x 3.12m max)

Bathroom

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- Three-bedroom End Town house
- Dining kitchen
- Integral Garage
- Two En suites
- NO UPPER CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£190,000







view this property online williamhbrown.co.uk/Property/WAK126481



Property Ref: WAK126481 - 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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Please note the marker reflects the postcode not the actual property





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