



Honeysuckle Close, WAKEFIELD WF2 0AF

welcome to

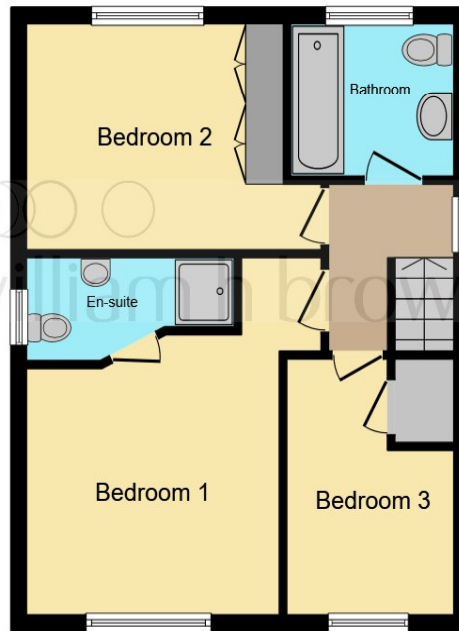
Honeysuckle Close, WAKEFIELD

A beautifully presented three-bedroom detached home stunning plot size. Fantastic for the professional buyer. Former SHOW HOME! No upper chain!

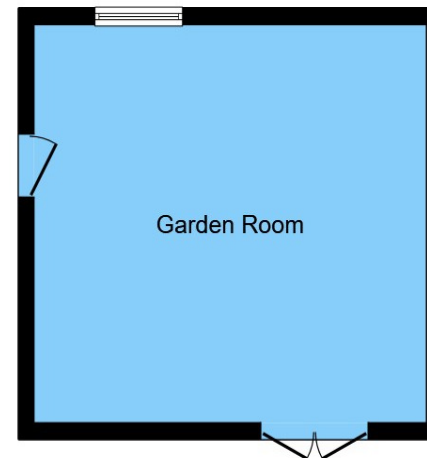




Ground Floor



First Floor



Outbuilding

Entrance Hallway

8' 7" max x 6' 9" max (2.62m max x 2.06m max)

Kitchen

9' 9" max x 9' 4" max (2.97m max x 2.84m max)

Dining Area

9' 9" max x 9' 10" max (2.97m max x 3.00m max)

Living Room

14' 8" max x 13' 4" max (4.47m max x 4.06m max)

Conservatory

12' 6" max x 8' 7" max (3.81m max x 2.62m max)

Garage /Utility Room/Games

16' 2" max x 17' 5" max (4.93m max x 5.31m max)

Downstairs W.C.

Bedroom One

15' max x 13' 8" max (4.57m max x 4.17m max)

En-Suite

Bedroom Two

13' 5" max x 9' 6" max (4.09m max x 2.90m max)

Bedroom Three

10' 8" max x 7' 4" max (3.25m max x 2.24m max)

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

Honeysuckle Close, WAKEFIELD

- Three-bedroom detached home
- Fantastic plot
- Separate brick-built home office/games room
- Conservatory
- UPVC AND GCH

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

offers in the region of

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK126776



Property Ref:
WAK126776 - 0005

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.



william h brown



01924 381381



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,
WF1 2ED



williamhbrown.co.uk