



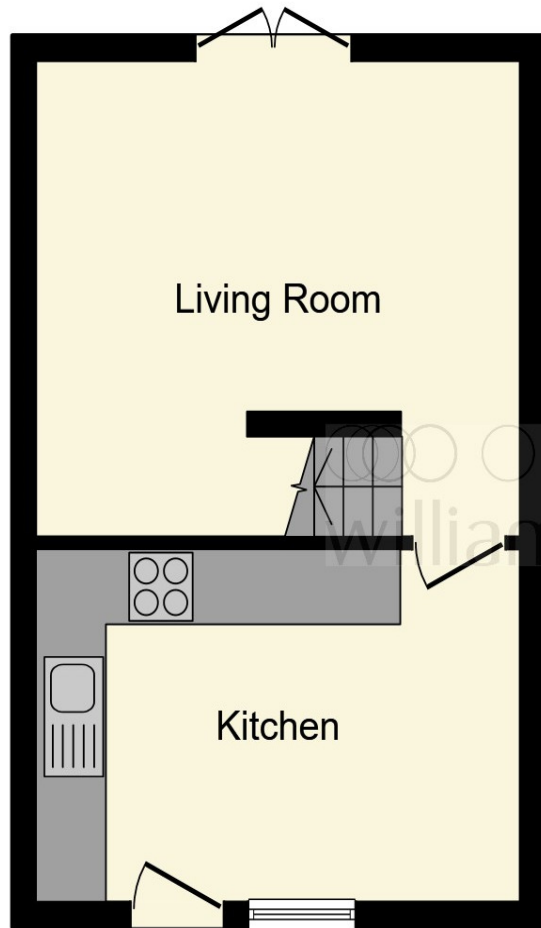
Parklands Drive, Horbury Wakefield WF4 5BR

welcome to

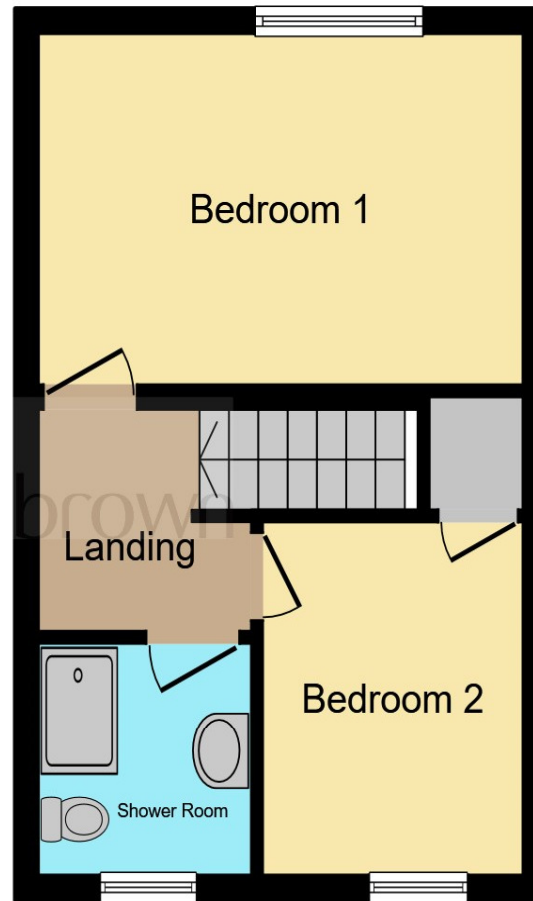
Parklands Drive, Horbury Wakefield

We welcome this two bedroom semi-detached home to the market. We highly recommend viewing this property to appreciate what is on offer. Enquire today!





Ground Floor



First Floor

Living Room

13' 3" max x 12' 1" max (4.04m max x 3.68m max)

Kitchen

13' 3" max x 8' 7" max (4.04m max x 2.62m max)

Bedroom One

9' 4" max x 13' 2" max (2.84m max x 4.01m max)

Bedroom Two

9' 3" max x 7' max (2.82m max x 2.13m 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

Parklands Drive, Horbury Wakefield

- Two bedroom semi-detached
- Generous sized reception room
- Kitchen diner
- Front & rear enclosed gardens
- Off street parking for two cars

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

£185,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125894



Property Ref:
WAK125894 - 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.

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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