

Weaver Court, WAKEFIELD WF2 8FW

welcome to

Weaver Court, WAKEFIELD

Guide Price £220,000-£230,000. A three bedroom generously proportioned semi-detached home situated on a development built within the last five year. Still within its NHBC Warranty.













Living Room

14' 7" max x 12' 7" max (4.45m max x 3.84m max)

Kitchen

13' 3" max x 12' 3" max (4.04m max x 3.73m max)

Downstairs W.C. Bedroom One

15' max x 14' 1" max (4.57m max x 4.29m max)

Bedroom Two

9' 9" max x 8' 7" max (2.97m max x 2.62m max)

Bedroom Three

6' 7" max x 6' 7" max (2.01m max x 2.01m max)

Bathroom





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Weaver Court, WAKEFIELD

- Three-bedroom semi detached
- Excellent room sizes
- Still within its NHBC
- Landscaped Gardens
- Downstairs W.C.

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£220,000









Please note the marker reflects the postcode not the actual property

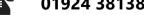
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Property Ref: WAK126934 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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