



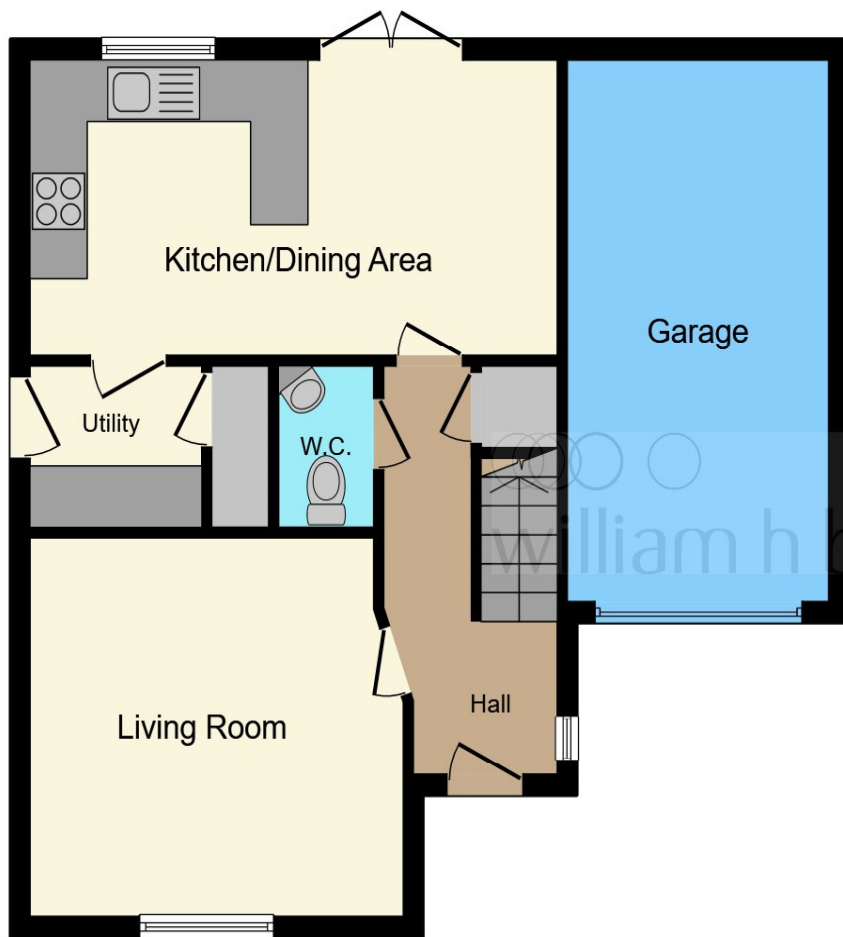
Sutton View, WAKEFIELD WF2 0GR

welcome to

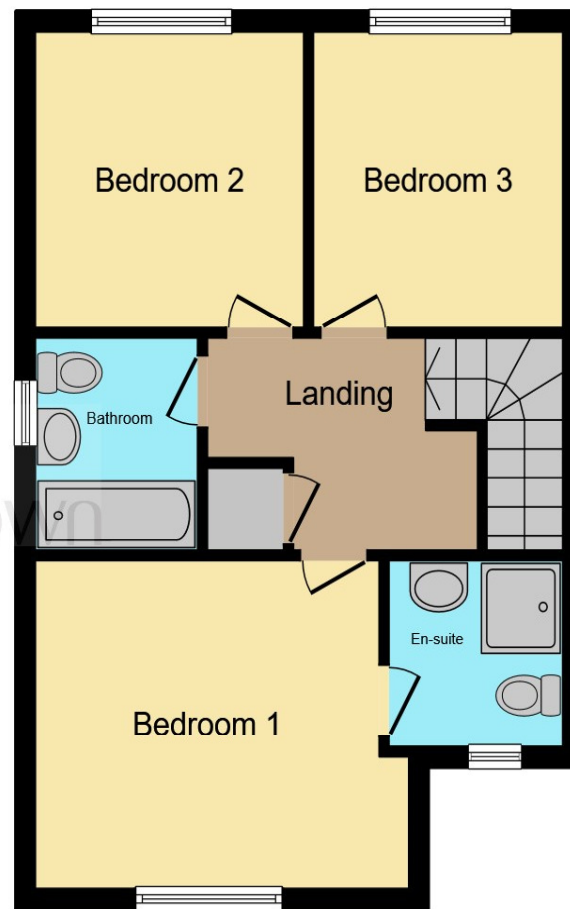
Sutton View, WAKEFIELD

A beautifully presented three-bedroom detached home built within the last 10 years. Superbly appointed. Viewing advised!





Ground Floor



First Floor

Entrance Hallway

6' 9" max x 4' 4" max (2.06m max x 1.32m max)

Kitchen Dining Room

9' 2" max x 17' 9" max (2.79m max x 5.41m max)

Utility Room

5' 7" max x 4' 4" max (1.70m max x 1.32m max)

Living Room

12' 8" max x 12' 3" max (3.86m max x 3.73m max)

Bedroom One

12' 8" max x 11' 8" max (3.86m max x 3.56m max)

Bedroom Two

9' 6" max x 9' 5" max (2.90m max x 2.87m max)

Bedroom Three

9' 6" max x 6' 7" max (2.90m max x 2.01m max)

Bathroom

Garage

17' 5" max x 8' 9" max (5.31m max x 2.67m 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

Sutton View, WAKEFIELD

- Three bedroom detached Home
- Still within its NHBC WARRENTY
- Garage
- Utility Room
- En-suite to master bedroom

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

offers in the region of

£325,000



view this property online williamhbrown.co.uk/Property/WAK127012



Property Ref:
WAK127012 - 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.



william h brown



01924 381381



Wakefield@williamhbrown.co.uk



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



williamhbrown.co.uk

Please note the marker reflects the
postcode not the actual property