

welcome to

Milton Road, WAKEFIELD

Guide price £255,000-£265,000. An Immaculately presented three bedroom semi-detached family home situated in the newly built residential development in Wakefield not to be missed! Offered to market with no onward chain viewings highly recommended to fully appreciate what this home has to offer.













Entrance Hall Living Room

14' 7" max x 10' 1" max (4.45m max x 3.07m max)

Kitchen

18' 8" max x 11' 8" max (5.69m max x 3.56m max)

First Floor Landing Bedroom One

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

En-Suite

Bedroom Two

8' 6" max x 17' 3" max (2.59m max x 5.26m max)

Bedroom Three

6' 9" max x 12' 4" max (2.06m max x 3.76m max)

Bathroom





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Milton Road, WAKEFIELD

- Three bedroom semi-detached
- Master en-suite
- Off road parking
- No chain
- Still in Nhbc

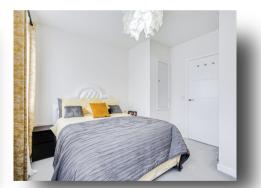
Tenure: Freehold EPC Rating: B

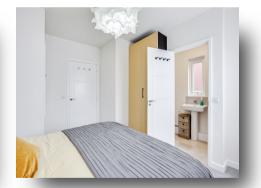
Council Tax Band: C

guide price

£255,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127022



Property Ref: WAK127022 - 0004 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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