



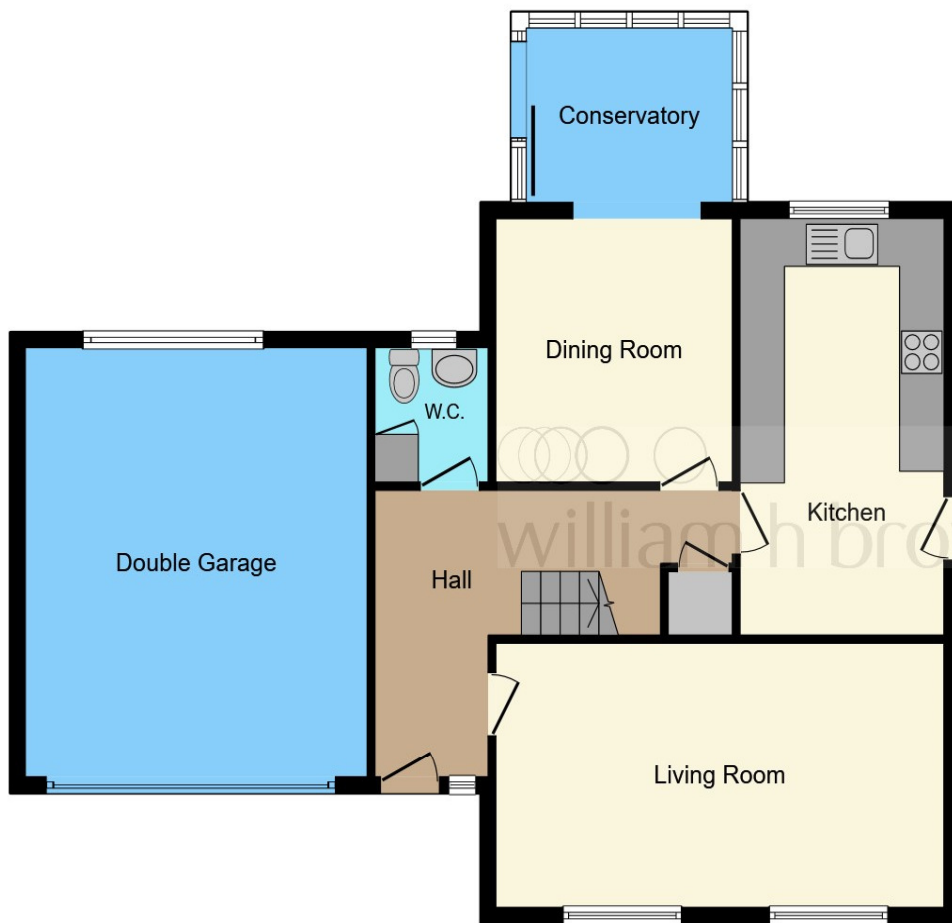
Lyndale Drive, Wrenthorpe WAKEFIELD WF2 0JZ

welcome to

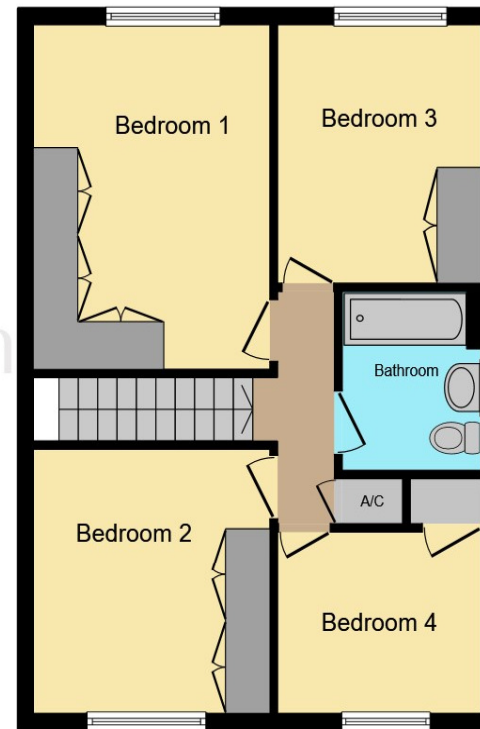
Lyndale Drive, Wrenthorpe WAKEFIELD

Guide price £375,000-£400,000. Welcome to the market this superb 4 bed detached family home in the sought after area of Wrenthorpe, Wakefield!
Contact us to avoid any disappointment in missing out!





Ground Floor



First Floor

Lounge

11' 5" max x 20' max (3.48m max x 6.10m max)

Dining Room

19' 3" max x 10' 7" max (5.87m max x 3.23m max)

Kitchen

17' 8" max x 8' 9" max (5.38m max x 2.67m max)

Double Garage

18' 2" max x 15' 3" max (5.54m max x 4.65m max)

Bedroom One

10' 3" max x 14' max (3.12m max x 4.27m max)

Bedroom Two

10' 5" max x 11' 1" max (3.17m max x 3.38m max)

Bedroom Three

10' max x 9' 3" max (3.05m max x 2.82m max)

Bedroom Four

9' 3" max x 7' 9" max (2.82m max x 2.36m 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

Lyndale Drive, Wrenthorpe WAKEFIELD

- 4 bed detached
- Guide price £375,000-£400,000
- Off street parking and double garage
- Highly popular area of Wrenthorpe
- Ideal for families

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

guide price

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127140



Property Ref:
WAK127140 - 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.

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