



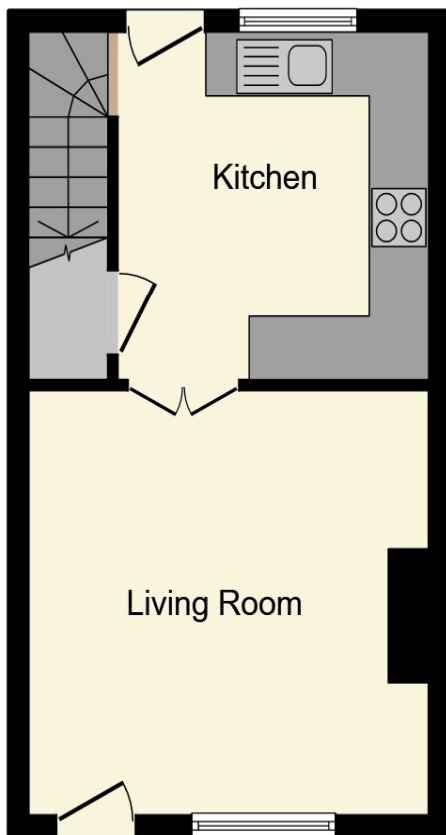
Crab Lane, Newmillerdam Wakefield WF2 7SU

welcome to

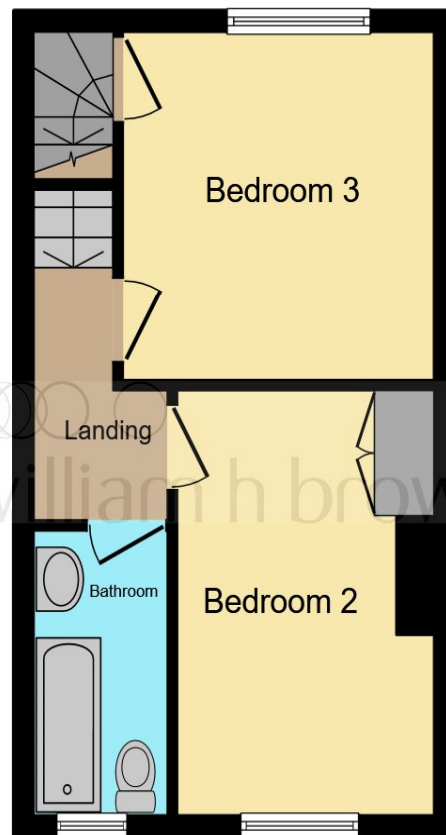
Crab Lane, Newmillerdam Wakefield

Guide price £220,000-£230,000. A deceptively spacious three-bedroom character mid-terrace property situated in the prestigious location of Newmillerdam! Offered to market with no onward chain, viewings highly recommended to fully appreciate what this home has to offer.

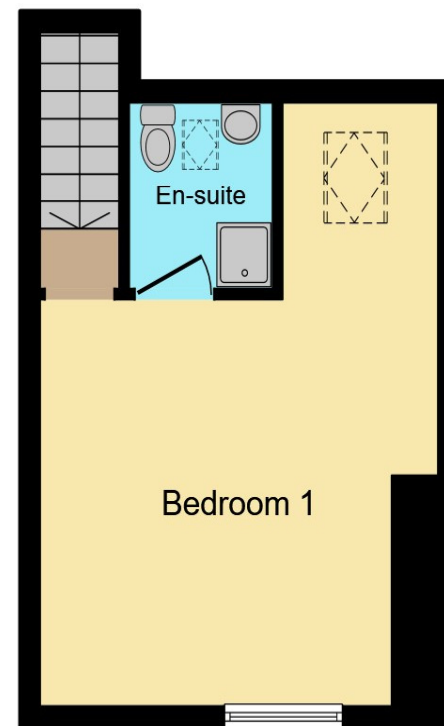




Ground Floor



First Floor



Second Floor

Living Room

13' 7" max x 13' 3" max (4.14m max x 4.04m max)

Kitchen

10' 7" max x 10' 1" max (3.23m max x 3.07m max)

Bedroom One

13' 2" max x 18' 6" max (4.01m max x 5.64m max)

Bedroom Two

10' 10" max x 10' max (3.30m max x 3.05m max)

Master Bedroom

8' 5" max x 13' 6" max (2.57m max x 4.11m max)

En-Suite

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

Crab Lane, Newmillerdam Wakefield

- Three-bedroom character terrace
- Master en-suite
- No upper chain
- Highly sought after location
- Perfect for families or first-time buyers

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127237



Property Ref:
WAK127237 - 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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