



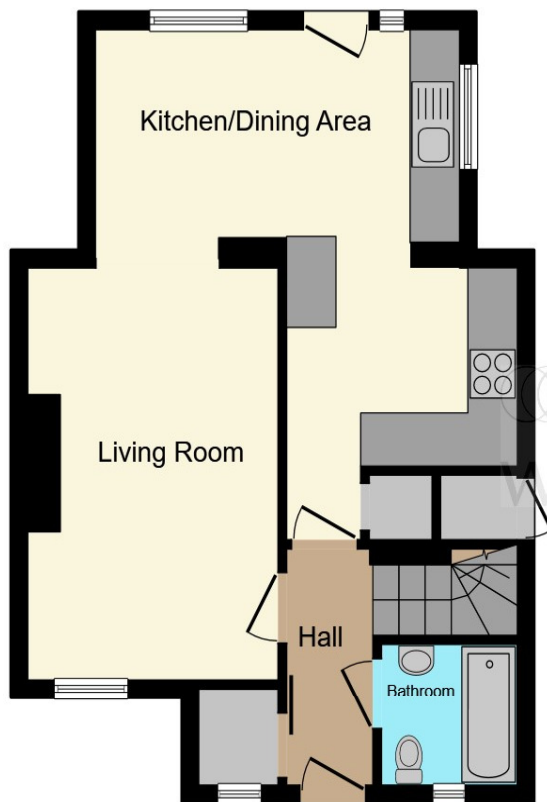
Sunny View, East Ardsley Wakefield WF3 2JP

welcome to

Sunny View, East Ardsley Wakefield

Guide Price £190,000-£200,000. A LOVELY THREE BEDROOM SEMI-DETACHED HOME WITH ENVIABLE RURAL VIEWS. This is the first time the property has been on the open market! No upper chain! In need of cosmetic upgrade. No upper chain.

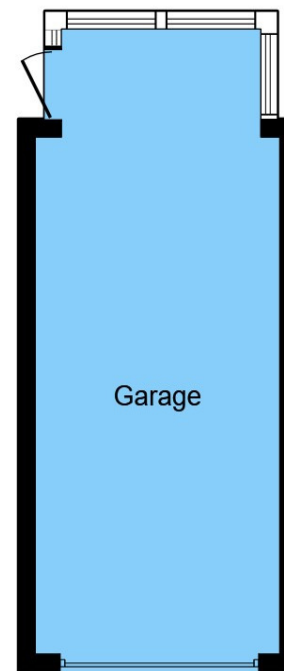




Ground Floor



First Floor



Garage

Kitchen/Dining

15' 4" max x 16' 4" max (4.67m max x 4.98m max)

Living Room

14' 5" max x 14' 4" max (4.39m max x 4.37m max)

Bedroom One

14' 4" max x 16' 5" max (4.37m max x 5.00m max)

Bedroom Two

14' 2" max x 15' 9" max (4.32m max x 4.80m max)

Bedroom Three

15' 4" max x 7' 9" max (4.67m max x 2.36m max)

Agent Note

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

Sunny View, East Ardsley Wakefield

- Three bedrooms semi detached
- South facing rear garden
- Off road parking and Garage
- Mixed construction extension to the rear of property
- Modern kitchen

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

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127088



Property Ref:
WAK127088 - 0005

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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