



**Ashleigh Avenue, Wakefield WF2 9DA**

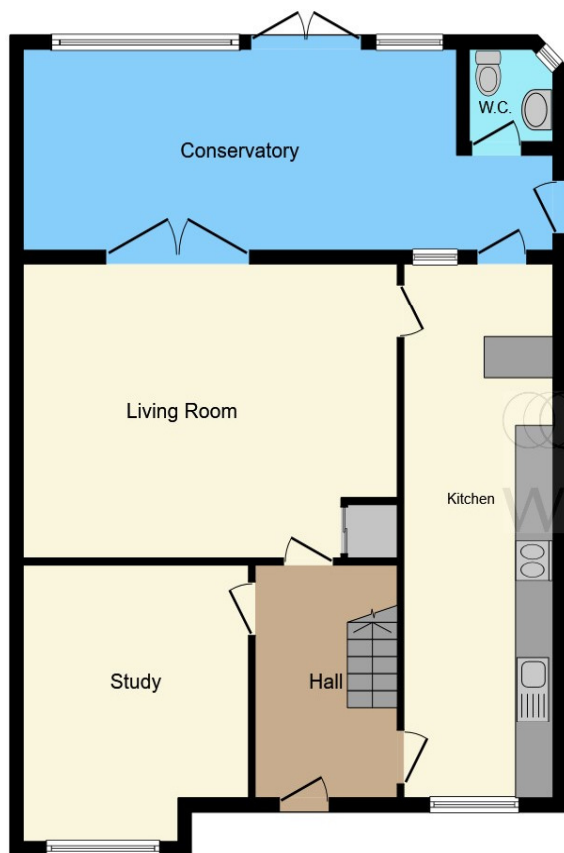


**welcome to**

**Ashleigh Avenue, Wakefield**

Guide price £375,000-£400,000. Welcome to the market this four-bedroom semi-detached home close to the centre of Wakefield! This property is charming and well maintained throughout! Perfectly fit for a growing family! Viewings are highly recommended to see what this home has to offer.

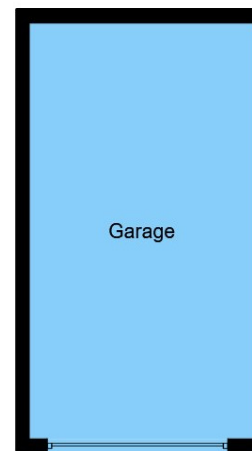




**Ground Floor**



**First Floor**



**Garage**

## Entrance Hallway

## Living Room

16' 3" max x 19' 4" max ( 4.95m max x 5.89m max )

## Kitchen

27' 6" max x 8' 2" max ( 8.38m max x 2.49m max )

## Office

12' max x 15' 4" max ( 3.66m max x 4.67m max )

## Conservatory

10' 6" max x 25' 7" max ( 3.20m max x 7.80m max )

## First Floor Landing

## Bedroom One

11' 9" max x 13' 8" max ( 3.58m max x 4.17m max )

## Bedroom Two

11' 7" max x 12' 9" max ( 3.53m max x 3.89m max )

## Bedroom Three

13' 7" max x 7' 8" max ( 4.14m max x 2.34m max )

## Bedroom Four

7' 6" max x 7' 1" max ( 2.29m max x 2.16m 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](http://www.focalagent.com)

**welcome to**

## **Ashleigh Avenue, Wakefield**

- Four bedroom semi-detached
- Guide price £375,000-£400,000
- Ample Off-street parking and Enclosed Rear Garden
- Multiple reception rooms
- Workshop space in the double garage!

Tenure: Freehold EPC Rating: Awaited  
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/WAK127155](http://williamhbrown.co.uk/Property/WAK127155)



Property Ref:  
WAK127155 - 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.

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](mailto:Wakefield@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**