



The Kilns, Wakefield WF1 2DR

welcome to

The Kilns, Wakefield

Guide price £125,000-£135,000. A large two double bedroom, 2-bathroom top floor corner apartment situated in the highly sought after and popular residential location of Wrenthorpe close to schools, local amenities, and transport- not to be missed! Viewings recommended to fully appreciate this home!





Entrance Hallway

Kitchen/Living Area

23' 3" max x 13' 2" max (7.09m max x 4.01m max)

Bedroom One

15' 1" max x 9' 3" max (4.60m max x 2.82m max)

En-Suite

Bedroom Two

8' 1" max x 13' 2" max (2.46m max x 4.01m 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

The Kilns, Wakefield

- Spacious 2-bed, 2-bathroom top floor apartment
- Master bedroom with en-suite
- Modern fully fitted integrated kitchen
- Spacious living dining with balcony
- Private Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 107.92

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2008.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£125,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127434



Property Ref:
WAK127434 - 0010

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



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



williamhbrown.co.uk