



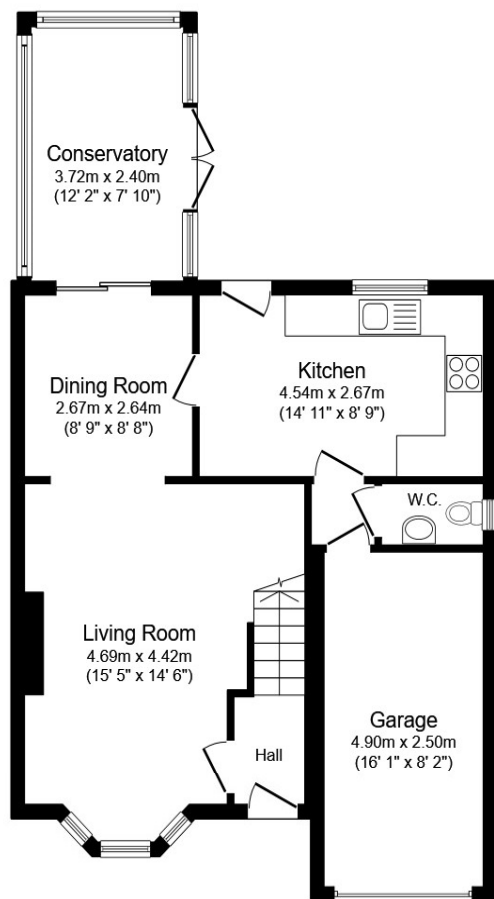
The Beeches, Sharlston Common WAKEFIELD WF4 1ES

welcome to

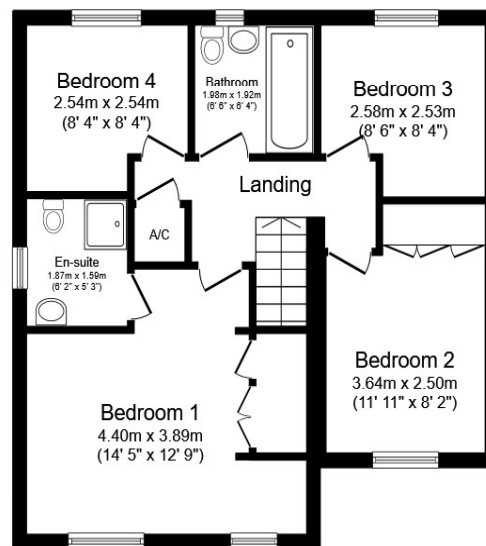
The Beeches, Sharlston Common WAKEFIELD

Guide Price £290,000 - £300,000. Welcome to the market this beautiful 4-bedroom detached family home, ideally located in the highly sought-after area of Sharlston, Wakefield. Viewings are highly recommended to fully appreciate everything this fantastic family home has to offer.





Ground Floor



First Floor

Total floor area 117.4 m² (1,263 sq.ft.) approx

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.propertybox.io



Dining Room

8' 9" max x 8' 7" max (2.67m max x 2.62m max)

Living Room

14' 5" max x 15' 3" max (4.39m max x 4.65m max)

Kitchen

9' 3" max x 14' 9" max (2.82m max x 4.50m max)

Downstairs W.C.

Conservatory

12' 8" max x 9' 10" max (3.86m max x 3.00m max)

Bedroom One

14' 4" max x 12' 8" max (4.37m max x 3.86m max)

En-Suite

Bedroom Two

12' 4" max x 8' 2" max (3.76m max x 2.49m max)

Bedroom Three

8' 6" max x 8' 3" max (2.59m max x 2.51m max)

Bedroom Four

8' 6" max x 8' 4" max (2.59m max x 2.54m max)

Bathroom

Garage

welcome to

The Beeches, Sharlston Common WAKEFIELD

- Guide Price £290,000-£300,000
- 4 bedroom detached family home
- Ample off-street parking and integral garage
- Private enclosed rear garden
- Sought after area of Sharlston, Wakefield

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

guide price

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127378



Property Ref:
WAK127378 - 0015

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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