





Brandy Carr Road Melbourne Mews,Wrenthorpe

Wakefield WF2 0UG

william h brown

welcome to

Brandy Carr Road Melbourne Mews, Wrenthorpe Wakefield

Guide Price £400,000 - £425,000! Don't miss this opportunity to be part of this exclusive courtyard setting just off Brandy Carr Road.

Buyers Aml Fee
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge/Dining
20' 3" max x 19' max (6.17m max x 5.79m max)
Kitchen
11' 11" max x 7' 2" max (3.63m max x 2.18m max)
Conservatory
13' max x 8' 3" max (3.96m max x 2.51m max)
Bedroom 1
13' 9" max x 9' 3" max (4.19m max x 2.82m max)
Bedroom 2
9' 3" max x 8' max (2.82m max x 2.44m max)
Bedroom 3
12' 5" max x 11' 11" max (3.78m max x 3.63m max)









view this property online williamhbrown.co.uk/Property/WAK128980

welcome to

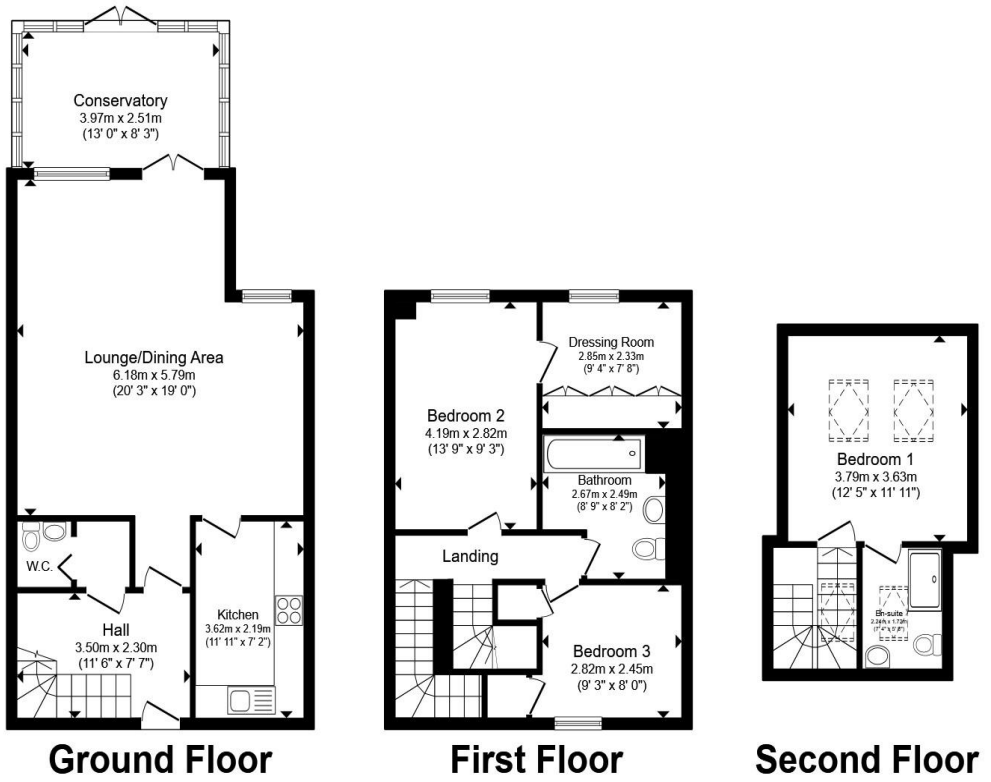
Brandy Carr Road Melbourne Mews, Wrenthorpe Wakefield

- Guide Price £400,000 - £425,000
- Immaculate Three Double Bedroom Mews Style Terrace Property
- 20ft Lounge, 14ft Conservatory, 11ft Kitchen
- G/F WC, Family Bathroom, En-Suite Shower Room
- Great Sized Garden, Allocated Parking, Garage

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

guide price

£400,000



Total floor area 130.5 m² (1,405 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

william h brown

view this property online williamhbrown.co.uk/Property/WAK128980

The Property Ombudsman

Property Ref:
WAK128980 - 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.

william h brown

01924 381381

Wakefield@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.