

**Bracken Green,East Ardsley Wakefield WF3 2LT**

william
h brown

*welcome to*

## Bracken Green, East Ardsley Wakefield

Presenting a two-bedroom ground floor apartment, newly available in the sought-after Bracken Green area of Wakefield.

**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**
13'  max x 17' 1" max ( 3.96m max x 5.21m max )
**Kitchen**
10'  max x 6'  max ( 3.05m max x 1.83m max )
**Bedroom 1**
11'  max x 12'  max ( 3.35m max x 3.66m max )
**Bedroom 2**
6' 11" max x 11' 4" max ( 2.11m max x 3.45m max )
**Bathroom**
8' 2" max x 5' 7" max ( 2.49m max x 1.70m max )





***view this property online*** williamhbrown.co.uk/Property/WAK128812

*welcome to*

## Bracken Green, East Ardsley Wakefield

- Ground floor two-bedroom apartment
- Spacious and welcoming lounge with ample natural light
- Well-presented throughout and ready to move into
- Allocated parking space
- Close to local amenities, schools and transport links

Tenure: Leasehold EPC Rating: E
Council Tax Band: A  Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £85,000



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The Property Ombudsman

Property Ref:
WAK128812 - 0003

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

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