



Cyprus Grove, Wakefield WF1 2RU



welcome to

Cyprus Grove, Wakefield

A deceptively spacious three-bedroom mature semi located in a popular residential area of ST JOHNS.
No upper chain.

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.

Entrance Hallway

10' 1" max x 9' max (3.07m max x 2.74m max)

Kitchen

9' 1" max x 9' 1" max (2.77m max x 2.77m max)

Dining Room

9' 1" max x 16' 1" max (2.77m max x 4.90m max)

Living Room

11' 1" max x 13' 11" max (3.38m max x 4.24m max)

Bedroom One

14' max x 10' max (4.27m max x 3.05m max)

Bedroom Two

11' 1" max x 10' 1" max (3.38m max x 3.07m max)

Bedroom Three

8' max x 8' 1" max (2.44m max x 2.46m max)

Garage

18' 1" max x 10' max (5.51m max x 3.05m max)





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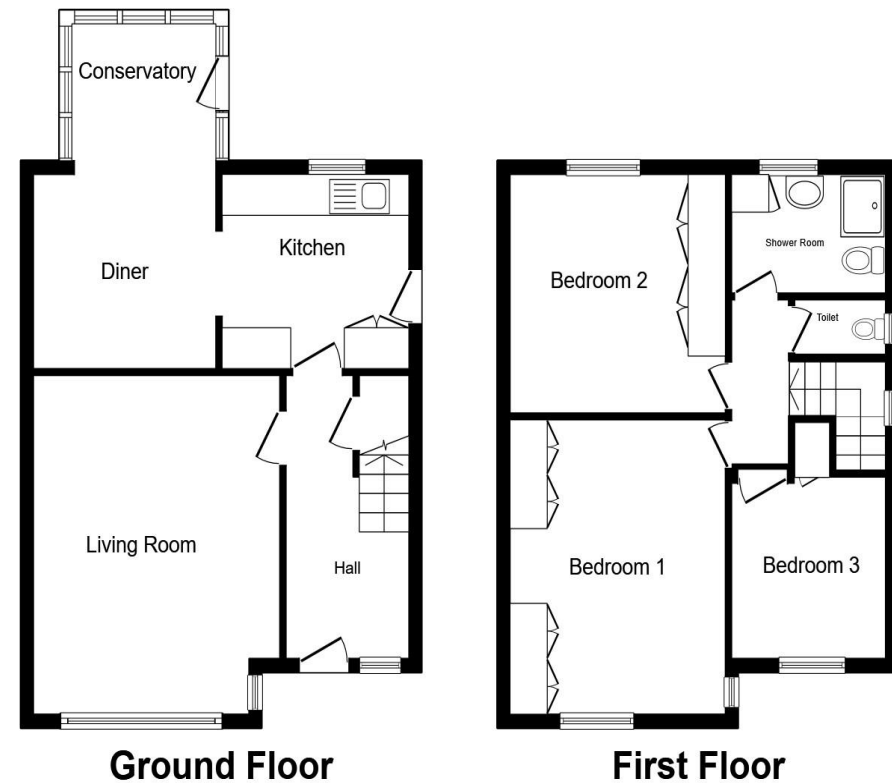
welcome to

Cyprus Grove, Wakefield

- Three bedroom mature semi
- Two reception rooms
- Hallway
- Off road parking
- Garage

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

£290,000



Total floor area 96.6 m² (1,040 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


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Property Ref:
WAK128104 - 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



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



williamhbrown.co.uk