



Mill Farm Drive, Newmillerdam Wakefield WF2 6QP

welcome to

Mill Farm Drive, Newmillerdam Wakefield

COMING SOON...

A Beautiful and stylishly presented three-bedroom stone semi-detached home.

In the Heart of NEWMILLERDAM

Kitchen

9' 1" max x 7' 1" max (2.77m max x 2.16m max)

Living/Dining Room

20' 1" max x 17' 1" max (6.12m max x 5.21m max)

Bedroom One

11' max x 15' 1" max (3.35m max x 4.60m max)

Bedroom Two

9' 1" max x 8' 1" max (2.77m max x 2.46m max)

Bedroom Three

7' 1" max x 6' 1" max (2.16m max x 1.85m max)

Bathroom





view this property online williamhbrown.co.uk/Property/WAK128087



welcome to

Mill Farm Drive, Newmillerdam Wakefield

- Three bedroom
- Stone semi
- Beautifully presented
- Garage
- Driveway

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£430,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK128087



Property Ref:
WAK128087 - 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